

**La Quinta Homeowners Association
Board Meeting
February 1, 2012**

CALL TO ORDER

The Meeting was called to order at 6:30 PM by Barb DeWitt, President.
Board Members present (Sam Pepper, Dan Hann, and Jim Hall) Absent was Ken Rosavear.
Staff present was: HOA Accountant – Jacque Hann
Barb DeWitt welcomed everyone and summarized the agenda for the meeting.

2011 BUDGET:

A detailed presentation of the Association budget was presented by Jacque Hann. To summarize:

National Bank:	\$ 29,594.47
NBA M. Market Reserve Fund	\$ 37,327.48
NB CD-reserve Fund	\$ 150,837.67
Accounts Receivable – Owners	\$ 3,630.00
Accounts Receivable-Past Due	\$ 1,832.46

A discussion ensued on possible expenses over the next year. Barb DeWitt indicated we have been running in the black and have added modestly to the reserves. At this time, we don't have any expected expenses that would require any deficit to the reserve fund.

The budget was approved.

Jacque reported there were 25 annual payers for the HOA fees this year.

RESERVE STUDY

Sam Pepper has been looking over the reserve study. According to the study we have no projected outlay of expenses coming up in 2012, which the Board agrees to with the exception of possibly replacing some of the irrigation controllers. This will not be a large expense if it does become necessary in 2012 and we will monitor this closely.

The Board would like to educate homeowners who are interested in learning more about the reserve study and this will be brought up at the homeowners meeting on March 26, 2012. Sam has already enhanced the layout of the reserve study making it much easier to read.

SHADE STRUCTURE:

A discussion took place regarding construction of the shade structure for the pool equipment. Since the pool equipment is exposed to weather (sun and rain) it seems to be taking a beating. The Board previously has looked at several options including building a cover to match the existing buildings however, after talking with several contractors it was brought to our attention we would need permits and would have to find a way to deal with any run-off from rain water. Dan and Jacque Hann suggested looking into a shade structure similar to one the college has used for several years with much success. The structure is steel and powder coated to protect against rusting. The cover is made out of tarp material thus allowing rain to go through but protect the equipment against direct sunlight. The board agreed this would be a much better option. A price of \$1458.00 was given as a quote. Jacque will contact the company and order the cover to be installed shortly.

POOL

The Board had decided to close the pool in the month of December to do a “wet acid bath” in hopes of clearing up the pool as a “dry acid bath” is much more costly. With no one using the pool in the month of December it was decided it was a good time to close the pool and see if we could get the clearing needed. After looking at the pool at the current meeting and not seeing much of a difference the Board authorized Jacque to get bids on a “dry acid bath” from other pool companies. Jacque reported the pool filter may be going out and the Board voted to purchase a new filter which Jacque will do.

LANDSCAPING REPORT

Jim Hall asked about the current contract with Southwest Hydro Systems. Barb DeWitt reported the contract currently ends April 27, 2012. There have been complaints issued by homeowners with respect to the landscaper’s quality of work and after a lengthy discussion the Board agreed with Jacque that we would renew the contract with Southwest Hydro Systems for another year with a 30 day cancellation clause. We will evaluate their performance and choose whether to renew their contract again or ask for other bids when the contract comes due in 2013 or prior if the Board or Jacque feels it is necessary.

Jacque Hann spoke about rock enhancement for La Quinta residents. Jacque will get this project under way as soon as possible. The Board decided to ask for bids from outside companies freeing up the landscapers to concentrate on their current job and not get behind in the trimming and mowing as has happened in the past.

Barb DeWitt brought up the fact that several times the water on Irma Street has been turned off completely and some of the bushes and trees have suffered because of this. Jacque has talked with the landscapers about this issue and they have assured Jacque they will monitor this closer. It was also brought up we should have some kind of lock placed on the valve handles to help the landscapers have better control of the valves as these may be being tampered with.

Jacque reported all of the bushes have been replaced at this point and the landscapers stated they are up to date with all trimming.

DELINQUENCIES AND FORECLOSURES:

Barb DeWitt reported one home is past due in their HOA fees. The homeowner has been contacted in the past and brought their account up to date so we will contact the homeowner again and try to work with them on getting up to date again.

DOG DROPPINGS:

As previously reported, there have been abundant dog droppings in the neighborhood that have been left for others to clean up. In order to encourage cleanup, two dog caddies have been purchased and placed on the property to assist residents in cleaning up after their dogs. Leonard Wilson has volunteered to change the bags in the caddies to keep them stocked. If you are a pet owner, please be considerate of your neighbors and pick up the droppings your dog(s)/cat(s) leaves behind.

LETTER TO HOMEOWNERS

Barb DeWitt reported a letter is going to be going out to all homeowners in the February invoices asking for renter information. This information will only include the names and phone number and email address of the renter so the HOA can contact them if necessary. We also asked in the letter for the homeowners to contact one of the Board members with any move-in/move-out information so we can help facilitate with opening the back gate for movers to use.

Barb DeWitt also wrote a letter to welcome any new residents to the neighborhood. This letter will be given to any new residents introducing them to the Board, the Association and the CC & R's. This information is already listed on the website but the letter will help residents become aware of the Association and the website.

ADJOURNMENT

There being no other business, Barb DeWitt adjourned the meeting at 8:00 PM.

NEXT MEETING

The Homeowners Annual Meeting will be held Monday, March 26, 2012 at 6:00 PM in the Clubhouse. Election of new officers for the Board will take place at that time. Any Owner may run for election. If you wish to run, please submit your desires to Barb DeWitt or Jacque Hann as soon as possible, as we hope to send out ballots by early March.

Respectfully Submitted by:

Barb DeWitt, HOA President