

These Minutes are Pending Board approval at the August Meeting.

LA QUINTA HOMEOWNERS' ASSOCIATION
Regular Board Meeting Minutes
July 20, 2026

Call to Order

Janet Mathias called the meeting to order at 6:07 p.m.

Board Members Present

- Janet Mathias, President
- Tom Gray, Vice President
- Annette Steinberg, Secretary
- Bill Grippo, Board Member

A quorum was established. The sign-in sheet of residents in attendance is attached to the official minutes.

Old Business

Secretary Annette Steinberg read the minutes of the June 29, 2026 meeting. President Janet Mathias moved to approve the minutes. Vice President Tom Gray seconded the motion. The motion was carried unanimously.

New Business

Owner Margie Dallabetta provided background regarding the development of Phase I and Phase II. She stated that the Covenants, Conditions, and Restrictions and other governing documents should be reviewed regularly.

Secretary Annette Steinberg moved that the Board of Directors establish an ad hoc committee to review the Covenants, Conditions, and Restrictions and other governing documents, with Margie Dallabetta serving as chair of the committee. Vice President Tom Gray seconded the motion. The motion was carried unanimously.

President Janet Mathias reported on the Association's financial status, explaining that halfway through this fiscal year, the budget is currently operating at a deficit. To maintain fiscal responsibility, the Board plans to review our budget to prioritize fixed and necessary expenditures, incorporate planned desirable expenses, and attempt to ensure that total spending does not exceed our funds available. LQ landscaping is the Association's largest investment and

expense. A review of the 2025 Reserve Study indicates that no funding was allocated for landscaping. Accordingly, future landscaping projects including but not limited to winter rye overseeding, community irrigation updates, tree trimming and removal, etc., may need to be reduced or eliminated. The Board will contact our Reserve Study provider to discuss revising the current study and appropriately addressing landscaping expenses. The Board will schedule a budget-specific work session to review the matter in greater detail before the next board meeting.

Architectural Committee Chair, Mark DeAnda reminded owners that proposed modifications to exterior-visible structures must be submitted to the Architectural Committee for approval prior to beginning any project. The Architectural and Landscaping standards are designed with the intent of maintaining consistency throughout the community. Any exterior projects such as new windows or exterior painting, etc. require prior approval by the Committee. Mr. DeAnda also asked owners to keep the street neat and clean while work is being performed on their homes.

Mark DeAnda reported that recently passed legislation will allow HOA homeowners to place shade structures in their backyards. He stated that the law becomes effective in September and that the Architectural Committee will develop guidelines identifying approved structures for the community. He also stated that once the new guidelines are established, the website will include information about what is and is not permitted, including approved paint colors.

President Mathias advised that while the website may soon be available for viewing, it remains a work in progress and changes continue to be made. Questions or concerns may be emailed to lqyuma.hoa@gmail.com.

President Mathias stated that the issue of internet and surveillance camera updates will be tabled at this time due to budget constraints.

Director Bill Grippo stated that he will replace bulbs in the street lamps as needed. However, due to the summer heat, some replacements may need to wait until weather conditions are more comfortable.

Adjournment

Director Bill Grippo moved to adjourn the meeting. Vice President Tom Gray seconded the motion. The meeting adjourned at 6:46 p.m.

Respectfully Submitted,

Annette Steinberg
Secretary

Mathias Annette Steinberg
LQ HOA President LQ HOA Secretary

Janet