

**PALM CANYON VILLAS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
3rd of May 2019
MINUTES**

Upon proper notice duly given, a meeting of the Board of Directors of the Palm Canyon Villas Homeowners Association was held on 3rd of May 2019 at the onsite offices at 9:00 AM. A quorum of members was present and business was conducted as is outlined herein.

MEMBERS PRESENT:

David Meyer	President/Treasurer
Kim Miller	Secretary
Ron Johnson	Director
Colin Sowa	Director

MEMBERS ABSENT:

Mike Jacobs	Vice-President
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ALSO PRESENT:

David Schuknecht, CMCA, AMS representing Personalized Property Management.
Ray Hungerford, on-site manager.

CALL TO ORDER:

The meeting was called to order by the President, David Meyer at 9:01 AM

HOMEOWNER FORUM:

There were seven homeowners present; topics discussed were signage around the complex, rules of the community and following them, and termites.

The homeowner forum was opened up at the end of the meeting; additional topics discussed were termites,

SECRETARY'S REPORT:

The board reviewed the minutes of the last meeting dated February 1, 2019. The board did not approve the minutes due to an error in the manager's report.

TREASURER'S REPORT:

The board reviewed the financials and bank reconciliations delinquencies as of January, February, and March 2019. Upon a motion duly made and seconded the board voted to accept the financials and bank reconciliations. Motion carries unanimously.

PRESIDENT'S REPORT:

The president gave the financial report of the community.

COMMITTEE REPORTS:

Architectural – Colin Sowa was nominated and accepted as the chair of the architectural committee. The committee received an application from Unit #15 for a kitchen remodel including kitchen cabinets, flooring, bathroom vanities, and tile showers. A contractor has not

been selected for the work yet, the owner indicated that they will begin the work and later add a contractor to assist with the work. The architectural committee will meet to review the application.

Landscape – Miragescape attended the meeting with the on-site crew to introduce everyone to the board and the homeowners. The board complimented the work that has been done at the complex by the landscapers. The crew included Antonio, Jose, Armando, and Mikey the Supervisor. There committee is working with the landscapers to make some modifications still to the front areas. The plan is to soften some of the rock heavy areas, once the committee obtains pricing they will bring it back to the board.

OLD BUSINESS

- A) Tenting and Termites – The tenting and termite treatment is currently scheduled. The last thing needing to be completed is the individual owner’s signature on several documents. The board approved the sending out the notices to the owners with a return envelope and postage. The notices will also be sent out via email.

NEW BUSINESS

- A) Pickelball – The board expressed concern about the liability of the pickelball courts. Homeowners are inviting guests without them being present to come play on the pickelball courts. The association’s insurance representative indicated to the board and stated that any increase in the number of people on the property increases your liability risk. There is also the increase cost of resurfacing. The usage of the courts has increases immensely. The type of ball and improper shoes has been the biggest contributing factors. This item will be discussed further at the next board meeting to give all the directors time to consider the pro’s and cons.
- B) Financial Review, AJE’s, Tax Return, and Representation Letter – The board reviewed the financial review, AJE’s, Tax Returns, and Representation letter for the 2018 fiscal year. *Following a discussion and upon a motion duly made and seconded the board of directors unanimously approved the documents. Motion carries unanimously.*
- C) Letter to Mirage Scape – The on-site manager created a letter and sent it to the landscape company complementing the crew and supervisor on a job well done.

MANAGER'S REPORT:

- A) PCV On-Site Manager Report- Ray Hungerford gave a report on the community. The City of Palm Springs will be setting up radar areas to determine the speed of traffic on Waverly. Depending on the information received from the radar will determine the city’s reaction. The asphalt has cracks in need of repair the proposal received was \$9,000. *Following a discussion and upon a motion duly made and seconded the board approved crack sealing not to exceed \$9,000. Motion carries unanimously.*
- B) Correspondence- The board reviewed all of the correspondence included in the board packet and will follow up as necessary. Many small painting contracts will be completed such as the fascia boards, light fixtures, wrought iron, etc.
- C) The board reviewed the escrow closings, calls logs, and violation report from management.
- a. Unit 68 Request for Waiver of Fees –The board declined reversing of the late charges.
 - b. Unit 96 Request for Waiver of Fees – The board declined reversing of the late charges.

Following a discussion and upon a motion duly made and seconded the board accepted the managers report.

NEXT MEETING:

The next board meeting is scheduled for August 2, 2019 at 9:00 AM

ADJOURNMENT:

At this time with no further business presented to the board the board President adjourned the meeting at 10:10 AM

Respectfully submitted
David Schuknecht
Community Manager
Personalized Property Management

CERTIFICATE OF SECRETARY

I certify that I am the duly qualified and acting secretary of the Palm Canyon Villas Homeowners Association a California incorporated association. The foregoing is a true and correct record (minutes) of the meeting held by the Board of Directors of the Association, and entered in the Minutes Book.

DATED: _____

Palm Canyon Villas Homeowners Association
A California Corporation

BY: Kim Miller
Secretary or Director