

43 at RACQUET CLUB HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING

April 18, 2018

CALL TO ORDER

Management called the meeting to order at 12:03 a.m. Board members in attendance were Walter Mitchell and David Henry.

MINUTES

A motion was duly made, seconded and approved the minutes for March 10, 2018.

BUSINESS

COMMITTEES: Arch/Land committee reported on four items. Irrigation (on agenda), Tree trimming bids were provided and Desert Sunshine Tree and Palm Service was selected. A motion was duly made, seconded and approved to trim 7 trees at a cost of \$350 (this is subject to workers comp and liability documents) plus 15 palm trees at \$25 per tree to be done in June. Block walls (on agenda). Common area maintenance proposal were not addressed.

FENCING: Once homeowner poll was completed and we were ready to move forward the price of aluminum increased by 10 to 12 percent. With regard to the metal fencing, Walter Mitchell noted possible risks involved in this project including the denial of access to homeowner property (even though access is required under CC&Rs to perform common area maintenance) that could prevent certain portions of the exterior fence not to be completed, certain additional costs that could arise due to unforeseen circumstances along with other possible risks affecting the project, and the HOA would do its best to achieve an optimal result under all the existing circumstances. Subject to all of the foregoing, a motion was duly made to accept increase for a total amount of \$33,000 plus costs for the fencing structural posts, plus other possible non-material costs that may arise due to certain homeowner non participation (including homeowners who indicated that they would participate and yet do not fund their half of the costs). The motion was passed subject to all of the foregoing enumerated risks and possible changes relating thereto. It was noted that each owner will be responsible for their interior fencing and will be paid by owner before work commences on their home. Letter will be sent to owners. Proposal for replacement of the white polycarbonate sheet fencing was presented and tabled for further review.

DOOR TOP COVERS: TABLED

PAINTING OF OUTSIDE OF BLOCK WALL, DOORS AND RAILS: TABLED

IRRIGATION: A bid of \$26,705 was present to complete the irrigation through balance of complex. A motion was duly made and accepted to proceed with Miragescape. Walter Mitchell is to walk though with project manager prior to commencement.

ALLOCATION OF RESERVES: Board discussed reserve allocation. David wanted to make sure the \$40 increase is going to landscaping reserve.

HOMEOWNER COMMENTS: Homeowners discussed landscaping, walls, pool draining, inquired about Sally Logan, homeowners treatment of each other and the disrupting of the

peaceful nature of our complex.

CORRESPONDENCE: No action needed.

ADJOURNMENT 1:18

SCHEDULE NEXT MEETING To be scheduled.

Board met in executive session to discuss homeowner violations and committees