

# **The Fairways Homeowners Association**

## **Board of Directors Meeting**

**Wednesday, January 22, 2020 | 9:30 a.m.**

**Fairways HOA Clubhouse | 1600 Crossley | Palm Springs, CA**

### **Board Members**

Frank Perra, President  
Steve Hannegan, Vice President  
Lana Nikonetz, Treasurer  
Fran Nocella, Secretary  
Marybeth Tarrant, Director  
David Rittierodt, Director  
Scott Wills, Director

### **Management**

Ashley Roquet, Association Manger  
Maria Rodriguez, Asst. Association Manager

### **HOMEOWNERS PRESENT**

Per sign in sheet.

### **CALL TO ORDER**

Frank Perra called the meeting to order at 9:30 a.m.

### **OPEN FORUM**

Frank Perra made an announcement regarding proper conduct during open forum and member participation. He reminded owners to contact Desert Management about reporting work orders and any other issues, which require attention. Desert Management will act appropriately and forward all correspondence to the Board. Outbursts or disruptions from owners during while the Board conducts its business during meetings, will not be tolerated. Discussion ensued regarding usage and management of discussion posted on the Next Door app.

### **SECRETARY'S REPORT**

Steve Hannegan made a motion to approve the minutes of the December 18, 2019 regular meeting. Marybeth Tarrant seconded the motion, with it passing unanimously.

### **TREASURER'S REPORT**

Lana Nikonetz reported on the December 31, 2019 financial statements. See attached report. Lana Nikonetz then moved to accept the December 31, 2019 financial statements as presented. Fran Nocella seconded the motion, with it passing unanimously.

### **LAND LEASE REPORT**

Frank Perra reported that he would attend a meeting with the attorneys, the landowners and the BIA on February 7, 2020 to discuss the renewal of the land lease.

### **GARAGE DOOR REPORT**

Nothing to report.

**ROOF REPORT**

Frank Perra reported the maintenance crew of Western Pacific Roofing is currently performing maintenance work on all roofs and is expected to be completed by the end of January 2020.

**LANDSCAPE COMMITTEE REPORT**

Fran Nocella reported on recent action from the Landscape Committee and its process in reviewing proposed landscape maintenance contracts.

After some discussion, Fran Nocella made a motion to approve Westview Landscaping's contract in the amount of \$18,850 with an increase to \$19,995 effective February 1, 2021. Steve Hannegan seconded the motion, with it passing unanimously.

Discussion ensued regarding tree removals. Fran Nocella made a motion approve Pro Landscaping's proposal in the amount of \$700 to remove the Palo Verde tree near 1740 Firestone Plaza under the condition the stump is grinded below ground and the area is refilled with turf to match the surrounding area. Marybeth Tarrant seconded the motion, with it passing unanimously. The Landscape Committee will provide replacement options at the next meeting.

Fran Nocella made a motion to approve Westview Landscaping's proposal in the amount of \$750 to remove two (2) Queen Palm trees behind 6063 Hazeltine Plaza with the exception of planting Carolina Cherry trees as a replacement. Marybeth Tarrant seconded the motion, with it passing unanimously. The Landscape Committee will provide replacement options at the meeting.

Fran Nocella made a motion to approve West View Landscaping's proposal in the amount of \$375 to remove the Carolina Cherry tree that is growing too close to the unit and jeopardizing the foundation. Scott Wills seconded the motion, with it passing unanimously.

The Board discussed hiring a street sweeping company to conduct a trial run cleaning the streets throughout the community. Fran Nocella made a motion to approve up to \$100 for a trial run of street sweeping. Steve Hannegan seconded the motion, with it passing unanimously.

**ARCHITECTURAL COMMITTEE REPORT**

David Rittierodt made a motion to ratify the approvals of the following architectural applications:

- Acct #77-00050 - approval of sliding glass door installation on rear patio.
- Acct #77- 00164 - approval of concrete repairs to rear patio.
- Acct #77-00097 - approval to demo existing privacy wall.
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Scott Wills seconded the motion, with it passing unanimously.

Discussion ensued regarding Design Everest's evaluation survey on the structure and integrity of the HOA Clubhouse. The Board then reviewed Build It Up PS' proposal in the

amount of \$1,420 to excavate openings in specified locations of the Clubhouse to allow Design Everest to complete further inspections. David Rittierodt made a motion to approve Build It Up PS' proposal in the amount of \$1,420, plus an additional \$2,000 for Design Everest to complete further inspections and present the Board with a proposal of remedies to the structure of the Clubhouse. Scott Wills seconded the motion, with it passing unanimously. The Board will review proposed proceedings after inspections are complete.

### **SOCIAL COMMITTEE REPORT**

Lana Nikonetz reported on recent action of the Social Committee. See attached report.

### **POOLS/SPA REPORT**

Steve Hannegan reported on the condition and variety of pool furniture at all eight (8) pools. The Board also discussed rusted pool fencing. Frank Perra will ask MC Painting to inspect the rusted areas of pool fencing and provide a bid for review at the next meeting.

The Board reviewed Kirk Ainsworth Pools' proposed price in the amount \$1,695 to replace the inoperable pool pump at Pool #4. Steve Hannegan moved to approve the cost as presented. Frank Perra seconded the motion, with it passing unanimously.

### **SECURITY/SAFETY COMMITTEE**

The Board discussed recent reported burglaries and theft.

### **CC&RS AND BYLAWS REPORT**

Management reported it is currently working with the attorney on the petition process to seek approval of the proposed Restated CC&Rs and Bylaws.

### **CLUBHOUSE COMMITTEE REPORT**

Kirk Gardner reported on Clubhouse Committee action and its request for \$100 to purchase first aid kits for the HOA Clubhouse. Fran Nocella made a motion to grant the Clubhouse Committee \$100 to purchase first aid kits for the HOA Clubhouse. Steve Hannegan seconded the motion, with it passing unanimously. See attached report.

Discussion ensued regarding the proposed Clubhouse Rental Use Guidelines & Policy. After much discussion, Marybeth Tarrant made a motion to disseminate the proposed Clubhouse Rental Use Guidelines & Policy for the required 28-day review and comment period. Fran Nocella seconded the motion, with it passing unanimously.

### **OLD BUSINESS**

The Board directed all Committees to submit names of members desired to serve on active Committees. Lana Nikonetz made a motion to appoint Max Schultz to serve on the Social Committee. Steve Hannegan seconded the motion, with it passing unanimously.

The Board reviewed proposals to install a five (5) ton A/C unit to service the Clubhouse ping pong room, restrooms and hall way. David Rittierodt made a motion to approve Breeze Air Conditioning's proposal in the amount of \$8,300. Scott Wills seconded the motion, with it passing unanimously.

Brief discussion ensued regarding the repairs to the traffic circle barrier on Sunnydale Plaza and the larger barrier on Fairways Circle. The Board agreed to table this matter and review additional proposals at the next meeting.

**NEW BUSINESS**

The Board dismissed the proposed sign at the entry gate.

David Rittierodt and management will research log in malfunctions on the website and update the Board at the next meeting.

The Board reviewed correspondence and petition for the installation of a dog park in the common area. Steve Hannegan moved to decline the installation of a dog park based on Article IV, Section 4.2 (K) of the Association's CC&Rs. Fran Nocella seconded the motion, with it passing unanimously.

The Board reviewed homeowner's correspondence.

**MANAGEMENT REPORT**

The Board then reviewed management's action list and work order report.

**NEXT MEETING**

The next regular Board of Directors meeting is scheduled on Wednesday, February 19, 2020 at 9:30 a.m.

**ADJOURNMENT**

With no further business to come before the Board, Frank Perra moved to adjourn the regular meeting at 12:08 p.m.

*Fran B. Nocella*

**ATTEST**

**Jan 22 2020 Fairways Regular Meeting**

Month Total Income \$76,662 Total Expenses \$78,178 Net Loss \$1,516

Larger expenses: landscape \$16,830 Federal & State taxes \$2,450, Reserve allocation \$15,097

YTD Total Income \$927,673 Total Expenses \$896,997 YTD Net Income \$30,675

December Reserve expenses: Paint \$450 Pools & Spas \$1,000 Interest \$175 Total Dec spend \$1,625

YTD Reserve Contributions \$181,165

YTD Spending \$154,273 YTD Current Reserve Balance \$934,351

Aged AR \$39,449

The Fairways Social Committee Report for January 22, 2020 HOA Board Meeting - Rex Martin, Chair

Social committee held a business meeting on January 14th. We put up a permanent display board of helpful information for owners, new owners, renters, seasonal renters. It has examples of useful forms, Fairways Rules and Regs. , localized resource list, Maxwell security number, Fairways and local maps, etc. It can be viewed at the 1/22 board meeting.

We also formalized a POTLUCK tasks checklist for members to assign specific tasks at potluck to streamline the event. Thank you to Jane Voroba for tending to this issue and taking notes.

Welcome new Social Committee volunteer, Max Schultz (Miramar plaza new owner) More volunteers are desired.....see Rex Martin, Committee Chair.

New Year's Day 'brunch' turned into a bagel and croissant bonanza with 66 in attendance, Frank approved making it a full brunch in the future.

January potluck was packed with 56 people, Rex and Joel put on a great Raffle Comedy routine! We will expect a larger turn out for forthcoming potlucks. Thanks to all the Potluckers (sp?) who linger and help clean up the Clubhouse.

Next potluck, will be a special Valentine's Day dinner, bring your Sweetie and scrumptious food for a 'candlelight' dinner. Friday, February 14th.

Observation: People are raving about the 86 degree pool temperature, Thank You Frank!

Social committee member continues to do Clubhouse rental orientation and check clean-up.

Competitive Pickle ball/tennis has been calendared at clubhouse display board near entrance, and reader board at front gate, for Wednesday and Saturday at 8:30 a.m. Monday 8:30 is for for beginners.

We are off to a fun and active New Year 2020!

Rex Martin, Social Committee Chair

From: **kirk gardner** akg51234@gmail.com  
Subject: **January Clubhouse Committee Report-please print 4 copies**  
Date: **January 21, 2020 at 1:21 PM**  
To: **Fredrick** fblanton66@aol.com



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January Clubhouse Committee Report

- \* The Clubhouse storeroom was reorganized and cleaned. Our donated outside Christmas decorations are now stored for use next year. I was again ably assisted by Dereck and Ryan who never miss an opportunity to help out. Atta guys are in order.
- \* The remaining bar b que that was in the storeroom and has yet to be used as a back up for our in place patio unit is in the way and needs review as surplus. Can the Board discuss and recommend an action? Donation to Habit for Humanity or Revivals?
- \* Bid for portal inspection openings for Structural Engineer review in packet. Need to coordinate portal inspection openings with engineer and contractor to mitigate openings being left uncovered for safety and security concerns. Can Ashley coordinate as facilitator to keep right hand-left hand issues from occurring?
- \* Supplies restock completed for kitchen, janitorial and restroom needs. Spent a total of \$324.56 of \$300 allocated. Additional expense for new trash can in kitchen as one had large crack in the bottom. Receipts verified by Fran and submitted to Ashley for reimbursement.
- \* Revised Clubhouse Reservation Authorized Use procedure in packet for board review and counsel sign off. Required "Peaceful Assembly" language included.
- \* Request Board authorization to purchase 2 additional first aid kits for approx \$100. These would be in addition to the one we have in the kitchen. All are 74 piece 25 person ASNI kits in metal containers. One would be placed next to the hallway fire extinguisher and one would be placed outside the kitchen wall to be determined.
- \* Open issues: Entryway step down issue needs resolution due to trip n fall hazard. Fireplace soffit being addressed by David and Scott packet contains inspection portal opening/closing quote in two phases for flexibility in dealing with structural report recommendations.