

INDIAN HILLS - PALM DESERT HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
JULY 21, 2008

PRESENT: Brian Marquez President
Greg Hansen Vice President
Dan McGill Treasurer
Cindy Heyer Secretary
Sue Slough Director
ALSO PRESENT: Nena Rutherford DRM

CALL TO ORDER

President Marquez called the meeting to order at 4:30 p.m. in the Heyer residence, noting a quorum was present.

OPEN FORUM

There were no owners present.

MINUTES

The June 16, 2008 Minutes were approved with a correction, MTA McGill/Slough, passing unanimously.

FINANCIAL REPORT

The June financial report was approved subject to audit, MTA McGill/Heyer, passing unanimously. McGill noted that year to date the association was approximately \$27,133.00 under budget. Board reviewed delinquencies noting that the Senior Lender had filed a Notice of Default on account 0009; on June 3, 2008; Board elected to hold off on the legal expense to foreclose as there appears to be no equity in the property and the Senior Lender may go to sale as early as September 30.

ARCHITECTURAL

48999 Sunny Summit - Complete; remove from agenda.

48998 Sunny Summit - Board ratified approval agreed to in IDR, as application was received; MTA Heyer/McGill, passing unanimously.

72607 Rolling Knoll - Patio Cover/Rear Patio - No action.

48623 Stoney Creek - Board noted shade was removed from carport area.

72480 Rolling Knoll - Atrium Enclosure - Board ratified approval; MTA McGill/Heyer, passing unanimously.

OLD BUSINESS

Website - Board approved a policy that regular session Board Minutes would be posted only after approval.

Irrigation Ad Hoc Committee/Landscape Impact - Committee met with Bob Wright of Desert Take 5 to review the test area and discuss goals; Wright recommended contacting Palm Valley Country Club for an inspection of their renovated areas and meeting with a landscape architect to move forward with renderings, rebate applications, city approval, etc. Management to contact PVCC to arrange meeting.

Neighborhood Watch Committee - Management was requested to arrange for a NW representative to attend the annual meeting.

Design Standards - Board approved additional changes by Committee; Management to distribute another draft review by Board relative to formatting and grammar and discussed a separate meeting to fine tune specific topics.

Spa #3 Jet Replacement - Board approved contract with Rammell Construction in the amount of \$4,500.00 with the specifications noted on the initial leak detection repair recommendation; MTA McGill/Heyer, passing unanimously.

2008-2009 Reserve Study - No action.

Earthquake Insurance - Board reviewed additional quotes; Board noted the premiums and the deductibles on all proposals and elected to table the matter for further discussion at the annual meeting; Board requested a letter to the association's agent for her diligent efforts in obtaining the proposals.

Sunny Summit Guest Parking Steps - Awaiting drawing on steps for review prior to approval of proposal; management advised that second contractor pulled his bid due to their current job schedule.

Cable TV Bulk Account Service Agreement - Board awaiting review from attorney; to be distributed via email.

NEW BUSINESS

2008 Annual Meeting - Board noted that McGill and Heyer's terms were up for election this year; Management was requested to mail a solicitation to the membership and reserve the facility.

Rear Entrance Gate Operator - Board ratified approval of the proposal from H & H Ornamental Iron to replace the operator in the amount of \$3,400.00; MTA Heyer/McGill, passing unanimously.

Handrails - Board noted that Slough and Management would walk and inspect areas where handrails could be installed.

Landscape Contract - McGill suggested that Management solicit landscape maintenance proposals in line with preparing the budget for 2008-2009; Board noted that while they were satisfied with the service from Leon's Gardening & Tree Service, the actual maintenance costs had not been reviewed since 2005. Management to work with McGill to update the specifications for proposals.

CORRESPONDENCE

There was no correspondence for review.

NEXT MEETING

The next meeting of the Board of Directors will be September 15, 2008, at 4:30 p.m. at DRM.

ADJOURNMENT

There being no further business, the Board adjourned at 5:45 p.m., MTA Hansen/Slough, passing unanimously.

Respectfully submitted,


Indian Hills - Palm Desert Homeowners Association, as recorded by Nena Rutherford, CCAM®

Date 9/15/2008