

INDIAN HILLS - PALM DESERT HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
JUNE 16, 2008

**PRESENT:** Brian Marquez President  
Greg Hansen Vice President  
Dan McGill Treasurer  
Sue Slough Director  
**ABSENT:** Cindy Heyer Secretary

**ALSO PRESENT:** Nena Rutherford, DRM

**CALL TO ORDER**

President Marquez called the meeting to order at 4:30 p.m. in the conference room of DRM, noting a quorum was present. Board also noted that the April Minutes reflected a scheduled meeting for May which was not held.

**OPEN FORUM**

There were no owners present.

**MINUTES**

The April 21, 2008 Minutes were approved as presented, MTA McGill/Hansen, passing unanimously.

**FINANCIAL REPORT**

The March, April and May financial reports were approved subject to audit, MTA McGill/Slough, passing unanimously. Board reviewed delinquencies noting that the Senior Lender had filed a Notice of Default on account 0009; on June 3, 2008; Board authorized an asset search and personal lawsuit against owner to recover delinquent assessments, MTA McGill/Slough, passing unanimously. Tax Preparation & Review - Board approved proposal from Scott Corporation for preparation of the 2007 Financial Review and tax returns in the amount of \$1,600.00; MTA McGill/Hansen, passing unanimously.

**ARCHITECTURAL**

48999 Sunny Summit - Board reviewed settlement agreement, MTA agreement as written, McGill/Slough, passing unanimously.

48998 Sunny Summit - Management was requested to send a certified letter to attorney for status on architectural applications from owner.

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

48623 Stoney Creek - Management was requested to send another letter to owner, certified.

48634 Moon Terrace - Slider Replacement - Board ratified approval of installation of French doors in place of the sliding glass doors to the rear patio; and that this improvement would become part of the Design Standards currently being prepared by the Board, MTA McGill/Slough, passing unanimously.

**OLD BUSINESS**

Streets - Completed; remove from agenda.

Website - Marquez requested that Board members begin utilizing website emails to communicate to test the site out.

Irrigation Ad Hoc Committee/Landscape Impact - After significant discussion, Board adopted plan drafted by McGill, MTA Marquez/Slough, passing unanimously. Management to provide copies to all Committee Members and Bob Wright, landscape consultant, for action after July 13<sup>th</sup>.

Neighborhood Watch Committee - Comment regarding intruder in a garage on the morning of June 16<sup>th</sup>. Coordinate attendance of Neighborhood Watch representative for Annual Meeting and announce in newsletter.

Concrete Grinding Proposal - Completed; remove from agenda.

Design Standards - Board approved content of initial draft of design guidelines and samples prepared by McGill; MTA Marquez/Slough, passing unanimously. Management to distribute another draft review by Board relative to formatting and grammar.

Landscape Interior Perimeter Wall - Work completed; Management reported that shrubs should also be replaced on the interior wall east of rear entry gate to south east corner of interior wall. After discussion the Board approved using this area as the "test" area in line with the newly adopted Landscape Impact & Objectives Policy.

Spa #3 Jet Replacement - Management reported that no other bids for repair were received; Rammell Construction was recommended so she would solicit a proposal and email same to the Board when received.

2008-2009 Reserve Study - No action.

Earthquake Insurance - Board reviewed initial quote; will await additional proposals in line with 2008 budget preparation.

## **NEW BUSINESS**

Sunny Summit Guest Parking Step - Board reviewed proposals and requested that Management solicit a drawing from both contractors on how the steps would be installed.

Tree Trimming - Board approved proposal from Leon's to trim the Olive trees; African Sumac trees and all palms for a total of \$5,7961.00 and to remove a ficus at 72395 Rolling Knoll causing damage for \$750.00, MTA McGill/Slough, passing unanimously.

Cable Television Contract Renewal - Board reviewed proposed contract renewal; directed Management forward to counsel for review and requested several changes: addition of a premium channel, first rate increase move to October 2010 and disconnection of television service for delinquent accounts regardless of whether services are bulked (phone/internet), MTA McGill/Hansen, passing unanimously.

## **CORRESPONDENCE**

Reviewed with no action.

## **NEXT MEETING**

The next meeting of the Board of Directors will be July 21, 2008, at 4:30 p.m. at DRM.

## **ADJOURNMENT**

There being no further business, the Board adjourned at 5:49 p.m., MTA Hansen/Slough, passing unanimously.

Respectfully submitted,

Date \_\_\_\_\_