

**INDIAN HILLS - PALM DESERT HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
SEPTEMBER 15, 2008**

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

**CALL TO ORDER**

President Marquez called the meeting to order at 4:30 p.m. in the downstairs conference room of DRM, noting a quorum was present.

**OPEN FORUM**

There were no owners present.

**MINUTES**

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

**FINANCIAL REPORT**

The July financial report was approved subject to audit, MTA McGill/Slough, passing unanimously. Board reviewed delinquencies noting that account 0009 was scheduled for sale by the Senior Lender on October 2, 2008; no further action.

**ARCHITECTURAL**

72607 Rolling Knoll - Board reviewed submittal; approved removal and replacement of rear patio with colored concrete, Sandstone color; Board agreed to cover the expense to remove the oleander shrubs per the owners' request in lieu of reimbursing owner for repairs to areas around the windows of the residence as stipulated in her September 2, 2008 to the association manager; Board further noted that the patio would be extended and approved the extension based upon Civil Code Section 1363.07(a)(3)(E), as the area is not of general use to the membership; MTA McGill/Slough, passing unanimously.

**OLD BUSINESS**

Website - Board approved posting entire reserve study on website for owner review.

Irrigation Ad Hoc Committee - Board approved contract with Landscape Architect Paul Sturwold, AIA, in the amount of \$2,050.00 to complete a Water Conservation Landscape Plan, noting elevations, lighting, irrigation, color renderings and construction supervision; MTA McGill/Slough, passing unanimously.

Neighborhood Watch Committee - Board reported on the presentation held on September 11, 2008. Management to coordinate another presentation at the Annual Meeting.

Design Standards - Board noted that Design Standards needed to be reviewed by legal prior to mailing to membership for comment and adoption by Board.

Spa #3 Jet Replacement - Tabled; no action.

2008-2009 Reserve Study - Board ratified approval; noting that \$80,000 was the annual expenditure directed towards roofing work which should be reviewed and scheduled for 2009, MTA McGill/Slough, passing unanimously.

Earthquake Insurance - Board reviewed prior legal opinions on file; noting that all due diligence had been exercised relative to soliciting affordable and viable coverage and that the current premium cost far outweighed the benefit of the coverage; Board did not approve proposal; remove from agenda.

Sunny Summit Guest Parking Steps - Board approved proposal from DRM Maintenance Division to install steps adjacent to the guest parking area at 48979 Sunny Summit; MTA McGill/Slough, passing unanimously.

Cable TV Bulk Account Service Agreement - Board approved renewal with the addition of one premium channel, Showtime; effective November 1, 2008, MTA McGill/Slough, passing unanimously.

2008 Annual Meeting Notice - Board moved the Annual Meeting to November 1<sup>st</sup> due to the availability of St. Margaret's Church and to accommodate completion of renderings of the landscape conversion for the membership.

Handrails - Board reviewed proposal from H & H Ornamental Iron, Inc. for the fabrication and installation of handrails in three locations based upon requests for installation and inspection, in the amount of \$2,900.00; MTA McGill/Hansen, passing unanimously.

#### **NEW BUSINESS**

2008-2009 Annual Budget - Board ratified approval of the budget and related disclosures with no increase; MTA McGill/Slough, passing unanimously.

Landscape Maintenance Proposals - Board reviewed proposals and elected to renew contract with Leon's Landscaping at a reduced rate of \$12,850.00 per month, effective October 1, 2008, MTA Hansen/Slough, passing unanimously.

Step Replacement - Board approved proposal from DRM Maintenance Division to remove and replace the steps to the walkway of 48756 Sageflower in the amount of \$950.00, MTA McGill/Slough, passing unanimously. Management was requested to establish a Safety Budget for the 2009-2010 Annual Budget.

#### **CORRESPONDENCE**

Board reviewed correspondence with no action.

#### **NEXT MEETING**

The next meeting of the Board of Directors will be October 13, 2008, at 4:30 p.m. at the Heyer residence.

#### **ADJOURNMENT**

There being no further business, the Board adjourned at 5:30 p.m., MTA Hansen/Slough, passing unanimously.

Respectfully submitted,



Date 10/20/08

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