



PGA WEST RESIDENTIAL ASSOCIATION, INC.
Board of Directors' In-Person and ZOOM Meeting
July 31, 2025 1:00 PM
AGENDA

I. 1:00 PM Call to Order

II. 1:05 PM Meeting Minutes for Approval

Approve & Waive Reading of Minutes – Motion Required

- Board of Director's Meeting Minutes of May 29, 2025
- Executive Session Meeting Minutes of May 29, 2025
- Executive Session Meeting Minutes of June 19, 2025
- Board of Director's Meeting Minutes of July 7, 2025

III. 1:10 PM OPEN FORUM

IV. 1:25 PM Financial Statements

- Operating Fund Financial Statement as of June 2025
- Accounts Receivable Summary as of June 2025
- Request for Board Authorization to Proceed with Initiating Delinquent Assessment Lien Parcels #775081012, 775051033
- Financial Review Certifications May and (June 2025 Handout)

V. 1:35 PM Old Business

- A. RAM Update
- B. Spectrum Update
- C. Formal Adoption/Denial of Proposed Trash Policy Amendment
 - 28 Day Comment Period – Homeowner Comments
- D. Landscape Change Request Application (TENTATIVE)
- E. Street Sign Lettering Replacement Update
- F. CCRR Update – 13 month 'reset' period for multiplier on repeat violations
- G. Confirm Board Meeting and Budget Workshop Dates
- H. 80-719 Cherry Hills – Engineering Report
- I. Standardized Real Estate Sign Revisited

VI. 2:05 PM New Business

- A. Updated Investment Policy
- B. Madison Gate Operator Replacement

VII. 2:20 PM Committee Reports

- A. Landscape Laurel Klaus
 - a) Minutes of May 2025 Landscape Committee Meetings
 - b) Minutes of June 2025 Landscape Committee Meetings
- B. Architectural Jay Agoado
 - b) Architectural Report
- C. Compliance Jay Agoado
 - a) May 2025 Compliance Report
 - b) June 2025 Compliance Report
- E. Master Association Report James Young
- F. Communication Pete Giulioni
- H. Pools Bob Shipley
- I. Infrastructure & Reserve Report Robbie Banks

VIII. 2:35 PM Correspondence - None

IX. 2:45 PM General Manager's Report – Kelly McGalliard

X. 3:00 PM Adjourn

Executive Session to discuss legal issues, contract formation and member discipline to be conducted immediately following the Board of Directors' Meeting
