



PGA WEST RESIDENTIAL ASSOCIATION, INC.
Board of Directors' In-Person and ZOOM Meeting
November 7, 2024 2:00 PM
AGENDA

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|-------------|----------------|---|-------------|
| I. | 2:00 PM | Call to Order | Page |
| | | | |
| II. | 2:05 PM | Meeting Minutes for Approval
Approve & Waive Reading of Minutes – Motion Required <ul style="list-style-type: none">• Board Meeting Minutes of Budget Workshop #1 September 19, 2024• Board Meeting Minutes of Budget Workshop #2 October 30, 2024 | |
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| III. | 2:10 PM | OPEN FORUM | |
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| IV. | 2:25 PM | Financial Statements <ul style="list-style-type: none">▪ Operating Fund Financial Statement as of September 2024▪ Accounts Receivable Summary as of September 2024▪ Request for Board Authorization to Proceed with Initiating Delinquent Assessment Lien Parcels 775153058, 775131059, 775152063, 775154011, 775071058, 775241032, 775091075, 775051041, 775153028▪ Financial Review Certifications July, August, September 2024▪ 3rd Quarter Bank Statements | |
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| V. | 2:35 PM | Old Business <ul style="list-style-type: none">A. Spectrum UpdateB. RAM Roofing UpdateC. SB 326 Inspection ReportD. Property Insurance DiscussionE. CA/Burrtec Organic Waste | |
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| VI. | 3:05 PM | New Business <ul style="list-style-type: none">A. Budget 2025B. Draft-Investment Committee Minutes and Revised Investment PolicyC. Audit – Carlsen & FerrisD. Dean Rivale Proposal January – June 2025 Phase 1 Roof InspectionsE. Tremblay Gate ProposalF. Architectural Rule Change – | |

- G. Trash Violation 24-Month Waiver - Jay Agoado Presenting
- H. Do Not feed Waterfowl Signs – Robbie Banks Presenting
- I. Sign Policy – Jay Agoado Presenting
- J. AB 2159 – Electronic Voting – Revised Election Rules
- K. 2025 Board & Annual Meeting Schedule
 - a) Calendar

VII. 3:20 PM Committee Reports

- A. Landscape Carol Nolte
 - a) Minutes of July, September 2024 Landscape Committee Meetings
- B. Architectural Michael Sandstrom
 - b) Architectural Report
- C. Compliance Jay Agoado
 - a) August 2024 Compliance Report
 - b) September 2024 Compliance Report
 - c) October 2024 Compliance Report
- E. Master Association Report James Young
- F. Communication Carol Nolte
- G. STVR Advisory Committee Jay Agoado
- H. Pools Robbie Banks
 - a) Minutes of September 2024 Pool Committee
 - b) Minutes of October 2024 Pool Committee

VIII. 3:35 PM Correspondence

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IX. 3:45 PM General Manager's Report – Kelly McGalliard

X. 4:15 PM Adjourn

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

PGA WEST RESIDENTIAL ASSOCIATION, INC. Board of Directors' In-Person and ZOOM Meeting

November 7, 2024

4:20 PM

XII. 4:20 PM Executive Session

- A. Homeowner Conduct Hearing for 54-922 Tanglewood – Guy & Sue Clarke
- B. 54-880 Inverness/Foster – Notice of Default
- C. 2025 Sole Source Painting Contract
- D. Compliance Title 22 – Pool and Spa
- E. Potential Litigation – Employment Practice Liability Claim
- F. Contract Negotiation
- G. Step 1 Restatement Contract Formation

5:00 PM Adjourn