



PGA WEST RESIDENTIAL ASSOCIATION, INC.
Board of Directors' In-Person and ZOOM Meeting
November 6, 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 & Budget Workshop #1 Meeting Minutes of September 18, 2025
- Executive Session Meeting Minutes of September 18, 2025
- Executive Session Meeting Minutes of October 24, 2025
- Budget Workshop #2 Meeting Minutes of October 24, 2025

III. 1:10 PM OPEN FORUM

IV. 1:25 PM Financial Statements

- Operating Fund Financial Statement as of September 2025
- Accounts Receivable Summary as of September 2025
- Request for Board Authorization to Proceed with Initiating Delinquent Assessment Lien Parcels #775061018, #775051034, #775031035
- Financial Review Certifications for August 2025
- Third Quarter Bank Statements
- Fixed Investment Income Report

V. 2:05 PM New Business

- A. AMEX Letter Review
- B. 2026 Budget Adoption
- C. 2026 Board Meeting Calendar
 - a. 2026 Annual Meeting
 - b. 2026 Budget Workshops
- D. 2025 Concrete Repair Bid Comparison
- E. Maintenance Matrix

VI. 2:20 PM Committee Reports

- A. Landscape Laurel Klaus
 - a) Minutes of July 2025 Landscape Committee Meeting
 - b) Minutes of August 2025 Landscape Committee Meeting
 - c) Minutes of September 2025 Landscape Committee Meeting
- B. Architectural Jay Agoado
 - a) Architectural Report for July 2025
 - b) Architectural Report for August 2025
 - c) Architectural Report for September 2025
- C. Compliance Jay Agoado
 - a) July 2025 Compliance Report
 - b) August 2025 Compliance Report
 - c) September 2025 Compliance Report
- E. Master Association Report James Young
- F. Communication Pete Giulioni
- H. Pools Bob Shipley
 - a) Minutes of September 2025 Pool Committee Meeting
- I. Infrastructure & Reserve Report Robbie Banks
- J. Finance Committee Report

VII. 2:35 PM Correspondence

- a) 2026 Pool & Spa Cost Allocation

VIII. 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
