PGA WEST
RESIDENTIAL ASSOCIATION, INC.

APRIL 23, 2026 ORGANIZATIONAL BOARD OF DIRECTORS'

MEETING SUMMARY

The PGA WEST Residential Association Board of Directors conducted an in-person and Zoom Board Meeting on Thursday, April 23, 2026, at 9:00 AM. The following summarizes the meeting:

Open Session

I. **Call to Order –** The Open Session meeting was called to order at 09:00 AM. Six members of the Board of Directors, Management, and 7 homeowners attended in person at the Member Service Center located at 54-320 Southern Hills, La Quinta, CA. One Director and 11 additional homeowners participated via Zoom.

II. **Election of Officers**

- **President –** Jim Young was elected by the Board of Directors to serve as President of the Res I Board of Directors
- **Vice President –** Bob Shipley was elected by the Board of Directors to serve as Vice President of the Res I Board of Directors
- **Treasurer –** Keith McAslan was elected by the Board of Directors to serve as Treasurer of the Res I Board of Directors
- **Secretary –** Laurel Klaus was elected by the Board of Directors to serve as Secretary of the Res I Board of Directors

III. **Appointment of Committee Chairpersons**

- **Architectural** – Jay Agoado was appointed to serve as the Chairperson of the Architectural Review Committee
- **Communication** – Peter Giulioni was appointed to serve as the Chairperson of the Communications Committee
- **Compliance** – Jay Agoado was appointed to serve as the Res I representative of the Compliance Committee
- **Finance and Investment Committee** – Per the Investment Committee Charter, the Treasurer, Keith McAslan, is to serve as the Chairperson of the Finance and Investment Committee
- **Landscape** – Laurel Klaus was appointed to serve as the Chairperson of the Landscape Committee
- **Pool** – Bob Shipley was appointed to serve as the Chairperson of the Pool Committee
- **STVR** – A motion was made and seconded to disband the STVR committee; passed unanimously
- **Infrastructure, Reserves and Maintenance (IRM) Committee** – Robbie Banks was appointed to serve as the Chairperson of the IRM Committee
- **Master Association Board of Directors –** Jim Young was appointed to serve a 2-year term as the Res I Board of Directors representative on the Master Association Board of Directors.

IV. **Meeting Minutes** – The Board unanimously approved the minutes of the Board Meeting and Executive Session held on March 19, 2026.

V. **Open Forum** – An open forum was held, and members were given an opportunity to address the Board.

- Compliments were expressed regarding a job well done by MC Painting during the painting of the Montecito units in Phase 2M.

VI. **Financial Statements** – Keith McAslan, Treasurer, provided a brief overview of the January 2026 financial statements. The Board authorized initiating delinquent assessment liens for parcels #775141018,775151072,775051034.

Old Business

VII. **Proposed Real Estate Sign Policy** – The Board reviewed members' comments, and a motion was made and seconded to deny the amended Real Estate Sign Policy distributed on March 25,2026 and adopt the original revised Real Estate Sign Policy which was distributed to homeowners for a 28-day review and comment period on February 4, 2026. The motion passed 6-1.

VIII. **Gate Replacement Proposals** – The Board unanimously approved awarding the Gate Replacement Contract to Tremblay Ironworks in the amount $94,250. The scope of the contract includes the replacement of 50 original fiberglass gates. Gate replacements will be prioritized and replaced based on condition, as determined by Management, with the most severely damaged gates addressed first. The owners where the 50 gates that are selected for replacement in 2026 will be provided with a gate selection option form, with a variety of styles to select from.

New Business

IX. **Street Sweeping Proposals –** The Board unanimously approved awarding the Street Sweeping contract to M&M Sweeping, Inc. in the amount of $49,200.

X. **Concrete Replacement Proposals** – The Board unanimously approved awarding the 2027 Concrete Replacement Contract to United Brothers, Inc. in the amount of $48,076.

XI. **Committee Reports** – The Landscape, Pool, Architectural, Compliance, Master Association, Communication, and Infrastructure Committee Chairs provided reports to the Board.

XII. **Expand Infrastructure Committee to Encompass Maintenance –** A motion was made and seconded for the Infrastructure and Reserve Committee to encompass maintenance; passed unanimously.

XIII. **Proposal to Service Pools in Res II –** Jim Young, President, informed the Board and Management that PGA WEST Res II had requested that PGA WEST Residential Association, Inc. submit a proposal to maintain the 24 Pool areas located in Res II.

The Board directed the Pool Committee and Management to develop a proposal for the Board to review at the June 18, 2026 Board Meeting.

XIV. **Audited 2025 Financial Statements –** A motion was made and seconded to accept the 2025 Audited Financial Statements; passed unanimously.

XV. **Dryer Vents –** Management was directed to distribute information regarding dryer vent maintenance and precautions when rat proofing buildings as installing a screen or mesh over the dryer vent can present a fire hazard.

XVI. **Correspondence –**

Homeowner's Request for the Association to Provide Access to the Dumpster on Weekends – The Board unanimously denied the request for the following reasons:

- The Member Service Center is closed on Saturday and Sunday
- Placing the existing or an additional dumpster in a location with unrestricted access for homeowners would likely result in abuse by homeowners from other associations or vendors as occurred in the past.

XVII. **General Manager's Report** – Kelly McGalliard, General Manager, provided information regarding Association activities, including utility consumption updates, and administrative matters.

XVIII. **Stuck Irrigation Valve at Pool 23B After Hours** – Management was directed to send the Master Association a letter regarding their failure to report a stuck valve that occurred on Sunday, April 19, 2026, at Pool 23B. The stuck valve ran for several hours and was eventually reported by a homeowner via the after-hours answering service.

XIX. **The meeting was adjourned at 10:46 AM** and was immediately followed by the Executive Session to address legal issues and member discipline.