



PGA RESIDENTIAL 1 – Home Owners Association

Infrastructure and Reserve Committee

Call for Volunteers

The Board of Directors recently voted to establish a committee to provide oversight regarding the Residential 1 infrastructure and reserves.

The Board of Directors appointed Robbie Banks, Board Director, as chair of the committee with James Young, our President, Peter Giulioni, Board Director, and John LeGrow, homeowner, also joining the committee.

We are reaching out to the community to encourage interested residents to volunteer and join us on this committee. As stated, we presently we have four committed volunteers, and we are seeking three additional Infrastructure Committee members. We anticipate that the Committee will meet monthly, attendance via zoom is an option. Additionally, there may be opportunities to be involved with special projects that will require supplemental time.

We feel this committee can add significant value to the long-term strategic planning of our asset base and distribution of our reserves. This will be a rewarding and fun challenge for individuals interested in infrastructure and working with management in preserving the long-term value of Residence 1. Please review the following information, and if you are interested in joining the Infrastructure and Reserve Committee, please complete the accompanying application and remit same to reply@pgawest.org.

Background

Our community consists of buildings, common areas, and other infrastructure. Just like most assets these buildings and infrastructure deteriorate. Time and the elements can be unforgiving, and HOA properties are not exempt from their effects.

As a community of 1,422 residences, PGA WEST Residential Association is a large and complex infrastructure that is aging in the order of 40 years. Our infrastructure represents capital assets upward of \$600M according to our insurance replacement cost estimate. This is in addition to the \$15M in reserve funding. The committee, working closely with management reports to the Board and has oversight over the long-term planning of the maintenance, repair, replacement and funding of our infrastructure.

Key Responsibilities

1. Assist in the development of a long-term plan for the maintenance, repair and replacement of the community infrastructure by working with Management to:
 - a. Communicate with authorities such as the City of La Quinta, IID, CVWD and other agencies to clarify roles and responsibilities
 - b. Consult, where necessary, with professionals and experts
 - c. Consult with the Board and home owners
2. Assist in the implementation of the long-term plan by working with Management to:
 - a. Provide input related to infrastructure expenses and capital reserves
 - b. Conduct inspections where necessary and provide follow up to infrastructure projects
 - c. Ensure adherence to relevant codes, regulations and HOA guidelines
 - d. Select vendors for infrastructure projects
 - e. Provide problem solving and analysis support
3. Assist in the communication of the plan by working with Management to:
 - a. Conduct regular committee meetings
 - b. Prepare presentations to the Board
 - c. Work with the Communication Committee to inform homeowners

Benefits provided by the Infrastructure Committee

1. A well-maintained infrastructure is critical to:
 - a. the long-term viability of the community
 - b. the appearance and desirability of the community
 - c. long term property values
2. Effective management of the infrastructure identifies and addresses potential issues early effectively reducing the cost of or need for large scale future expenditures.
3. Planning for long-term infrastructure maintenance requires a strategic approach that incorporates thorough planning, management, adequate funding, professional input, and community involvement.

Potential Areas of Initial Focus

The initial plan is to use our reserve funding study as a template to identify areas of responsibility and drive project and cash flow analysis. Some of the specific projects would include.

1. Understanding our current reserve study and how it relates to actual versus actuarial requirements and future cash flow needs.
2. Identify areas which may not be addressed within the study
3. Provide oversight of the existing roof replacement program including the establishment of a 10-year flexible plan to completion.

4. Provide an overview of our water supply and irrigation system. Areas of interest are:
 - a. An analysis of the desirability and viability of delivering non-potable water to our irrigation system
 - b. The state of our irrigation system including pipe integrity, leakage, valve failure etc. This would include a cost/benefit plan to repair and update our system with a view to long term cost recovery through reduced water costs
5. Provide oversight of the repair and maintenance of our 13 miles of roadways
6. Provide a current status of our electrical power distribution system including identification of responsibilities, maintenance, inspection and safety measures.
7. Provide a long-term maintenance and repair plan for our 54 pools and spas
8. Provide a long-term maintenance and repair plan for lighting with a view to energy efficiency
9. Provide oversight of our painting program
10. Provide a current status of the condition of our storm water and sewer infrastructure
11. Provide guidance for internet and other communication infrastructure.
12. Identify other capital and common area items which could be under the oversight of the committee.

What qualities would make you an ideal member of our committee

13. You have a genuine interest in the well-being of our community and its long-term infrastructure needs.
14. You would be interested in community involvement and engagement and have a willingness to commit a certain amount of time and take on specific projects. You would enjoy becoming part of our team and working closely with our strong management team.
15. You would have a mix of technical understanding and problem-solving skills. You might have a background in construction, engineering or maintenance and be familiar with larger scale project management. Ideally a basic understanding of infrastructure or residential development and management would be of benefit.
16. You like to be innovative and share new ideas.
17. You are interested in understanding the financial implications of any infrastructure projects specifically related to budgets and cash flow planning.
18. Have the ability to work with outside consultants and professionals as required.