



**Villa Caballeros Homeowners Association**  
**255 South Avenida Caballeros | Palm Springs, CA 92262**  
**Board Meeting Minutes**

**Meeting Type**

**Zoom Virtual Meeting**

**Date**

**December 16, 2024**

**Attendance**

Board Members

Board Member	Position	Status
Brian Earp (BE)	President	Present
Michael DeLauzon (MDL)	Vice President	Present
Mark Davis (MD)	Treasurer	Present
Rodger VanHyfte (RH)	Secretary	Present
Michael Fitzgerald (MF)	Director at Large	Present
<b>Management</b>	Cindy Anderson	Recorder

**Attendance**

Homeowners

Homeowner(s)	Unit	Homeowner(s)	Unit
Bernal	319	Burk	202
Richie	312	Barry	313
Bluhm	117	Kaplan	215
Ravenstahl	118	Clark	108
Ellison	310	Steen	205
Smith	319	Wilner	210
Mitrovic	214	Thomason	311
Armstrong	108	Le Francois	309

<b>I.</b>	<b>Call to Order</b>	<b>Meeting called to order at 10:02 AM</b>
<b>II.</b>	<b>Approval of Minutes</b>	<b>Board of Director Meeting Minutes for November 18, 2024</b> <ul style="list-style-type: none"> <li>• Motion to approve: MD</li> <li>• The motion was seconded by: MF</li> <li>• Ayes: 5/5 board members</li> </ul> <p>The Board President read a statement into the record. Please see Appendix I.</p>
<b>III.</b>	<b>Treasurer's Report</b>	<b>November YTD financial summary</b> <ul style="list-style-type: none"> <li>• Year-to-date budget is on-target spend</li> <li>• Operating fund balance: 21,024</li> <li>• Reserve fund balance: \$287,982.</li> <li>• A motion to delay repayment of the \$19,020 reserve loan from December 2023 under the provisions of Civil Code 5515(d) was made by: MD</li> <li>• Second: MDL</li> <li>• Ayes: 5/5</li> </ul>



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<b>IV.</b>	<b>Earthquake Insurance</b>	<p><b>Earthquake Insurance Discussion &amp; Decisions:</b></p> <p><b>Motion 1:</b> Authorize EQ Premium of \$48,860 made by: MD</p> <ul style="list-style-type: none"><li>• 2<sup>nd</sup> by MF</li><li>• Ayes 5/5</li></ul> <p><b>Motion 2:</b> Authorize reserve loan and 12-month repayment plan to pay for EQ premium in January 2025 made by: MD</p> <ul style="list-style-type: none"><li>• 2<sup>nd</sup> by RH</li><li>• Ayes 5/5</li></ul> <p><b>Motion 3:</b> Authorize the retention of EQ premium savings (vs \$59,000 budgeted) to increase operating fund balance through 2025 made by: MD</p> <ul style="list-style-type: none"><li>• 2<sup>nd</sup> by MF</li><li>• Ayes 5/5</li></ul>
<b>V.</b>	<b>New Business</b>	<p><b>HOA Dues &amp; Sales Benchmarking</b></p> <ul style="list-style-type: none"><li>• Presentation by BE on properties in PS like VCHOA for annual dues assessments and other factors. The objective was to establish a basis of understanding of what community averages are within a 4–5-mile radius. Presentation can be found at: <a href="#">VCHOA Benchmarking</a></li></ul> <p><b>Entry Gate Kiosk Proposal</b></p> <ul style="list-style-type: none"><li>• Board discussed replacing 35-year-old system. Costs to support old system were &gt;\$5000 in the past 15 months. New entry gate system cost of \$4800 and IT cost savings per year of \$1,080. Proposed system provides homeowners more flexibility and personal accessibility.</li><li>• <b>Motion</b> to authorize Cell-Gate W480 System with Patton Doors using reserve funds made by: RH</li><li>• 2<sup>nd</sup> by MD</li><li>• Ayes 5/5</li></ul> <p><b>Tennis Court &amp; Garage Leak Repair</b></p> <ul style="list-style-type: none"><li>• Board reviewed two proposals from Goss Construction to repair the leaks into the garage from the Tennis Court/Garage structure.</li><li>• Proposal 1: \$41,400. Route and seal cracks to eliminate leaks. Will last 3-5 years. Leaks likely to occur again. Reserve budget has been allocated and is available for this repair in 2025</li><li>• Proposal 2: \$462,416. Retrofit and installation of extension joints to alleviate structural stress (new structural rules since 1989). Repair/resurface tennis courts. This is a long-term solution. There are not sufficient reserve funds to cover this project. An assessment of \$7,838 per member would be required to execute this project.</li><li>• <b>Motion</b> to authorize Proposal 1 using reserve funds made by MD</li></ul>



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**Board Meeting Minutes**

		<ul style="list-style-type: none"> <li>• 2<sup>nd</sup> by RH</li> <li>• Ayes 5/5</li> </ul>
<b>VI.</b>	<b>Committee Topics</b>	<p><b>Architectural &amp; Landscape</b></p> <ul style="list-style-type: none"> <li>• Selective tree trimming has been completed.</li> </ul> <p><b>Communication Committee</b></p> <ul style="list-style-type: none"> <li>• New website (authorized in September board meeting) is planned for implementation in 2025 and content should be determined by the new board elected on February 8, 2025</li> </ul>
<b>VII.</b>	<b>Correspondence</b>	None
<b>VIII.</b>	<b>Homeowner Open Forum</b>	<p>The Board President read a statement into the record. Please see Appendix II.</p> <ul style="list-style-type: none"> <li>• Homeowner shared his rationale in support of the recall of board members.</li> <li>• Four homeowners shared their support of the 2024 board and decisions/actions taken.</li> </ul>
<b>IX.</b>	<b>Next Meeting</b>	<p>Annual Meeting   February 8, 2025   Saturday   10:30 AM</p> <p>Location: Face-to-Face at the Villa Caballeros Community Room</p>
<b>X.</b>	<b>Meeting Adjourned</b>	11:09 AM



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**APPENDIX I: Board President statement read aloud at the meeting regarding homeowner use of distribution list**

Several members have asked the board to stop emails coming from other association members. The community email distribution list was mistakenly included on a public distribution line. We understand a member has used this distribution list to send emails to members.

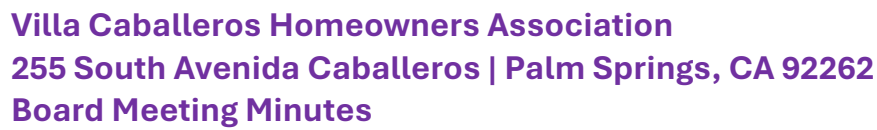
If a member does not want to receive these emails, The only recourse available is to use the tools from your email provider to block the sender, or to flag the emails as SPAM.

**APPENDIX II: Board President statement read aloud at the meeting regarding the proposed recall of three board members**

The board is aware of a recall petition circulating on email and we have received questions from several members.

In California, a recall of a board member can be initiated without reason. If the petition is signed by at least 5% of association members, a legal process is triggered. The process takes months and will cost the association thousands in unbudgeted funds. These costs include fees for an inspector of elections and legal. The association has already incurred about \$1500 in unplanned legal fees. An inspector of elections will cost approximately \$1500. Additional legal fees will be incurred for legal review and guidance.

The expenses incurred will need to be paid by all of us (we are all association members). The association has the annual voting underway now. This voting cycle allows members the opportunity to elect board members that represent their positions. We encourage members who are thinking of signing the petition to consider the current voting situation as an option to avoid the costs associated with a recall.





## Villa Caballeros Homeowners Association 255 South Avenida Caballeros | Palm Springs, CA 92262 Board Meeting Minutes

### VCHOA in comparison with other characteristics

TABLE III: Communities with & without earthquake insurance

Average HOA Dues	With EQ Insurance	No EQ Insurance	Villa Caballeros
	\$ 609   49 %	\$ 531   51 %	\$ 520

TABLE IV: Communities on fee-simple vs lease land

Average HOA Dues	Fee-Simple	Lease Land	Villa Caballeros
	\$ 547   60 %	\$ 600   40 %	\$ 520

TABLE V: Communities by age of building

Average HOA Dues	0 – 20 years	21 – 40 years	41 – 60 years	> 60 years
	\$ 533	\$ 557	\$ 573	\$ 630

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4

### VCHOA condominium sales benchmarking

VI. VCHOA condominium sales benchmarking

Year	Units Sold	Average Sq Ft	Average Selling Price	Year-over-year change	Average Price per Sq Ft	Year-over-year change
2023	8	1,071	\$ 365,438	N/A	\$ 341	N/A
2024 <sup>1</sup>	6	1,110 <sup>2</sup>	\$ 370,333	+ 1.3 %	\$ 333	- 2.6 %

VII. Palm Springs “attached home” 2024 sales benchmarking <sup>3, 4</sup>

Year	Units Sold	Average Sq Ft	Average Selling Price	Year-over-year change	Average Price per Sq Ft	Year-over-year change
24	N/D <sup>5</sup>	1,250	\$ 435,244	- 2.5%	\$ 348	N/D

1. Year to date sales 2024 (as of 18 November)

2. Includes unit 122 which has 132 extra square feet of space

3. Source: The Desert Housing Report | October 2024 | Page 8

4. Data includes townhomes, condominiums and multi-family units (e.g. duplex, triplex, etc)

5. N/D = Not disclosed

3/14/25

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5

### VCHOA 10-year assessment history

VIII. VCHOA Assessments

Year	Assessment Type	Per Unit Assessment	Total Assessment	Purpose
2014	Special	\$ 204	\$ 12,036	BIA land lease negotiation costs
2015	Special	\$ 204	\$ 12,036	BIA land lease negotiation costs
2021	Regular	\$ 1,100	\$ 64,900	Tennis courts, garage, drainage system
2024	Special	\$ 312	\$ 18,408	Retire reserve loan, operations funds <sup>1</sup>

1. Reserve loan taken in December 2023 to ensure sufficient operating funds to pay bills in January 2024

3/14/25

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6