



TPUOA

Tri Palm Unified Owners Association

Board of Directors Meeting Minutes 32-851 Desert Moon Drive, Conference Room January 10, 2018

I. Call to Order:

President Mike Morrissey called meeting to order at 8:30 a.m., a quorum was established.

II. Roll Call:

- a. **Board Members:** Mike Morrissey, Will Gonzalez, Wally Tecklenburg, Jan Arbour, Pam Treece, and Karen Schmidt. Jerry Shallenberger and Mike Campbell absent.
- b. **Staff:** Admin. Assist. Marcee Williams
- c. **Guests:** We had six homeowners in attendance.

Approval of Minutes: December minutes reviewed with no amendments.

Election Results: Tom Steinwachs, Inspector of Elections: 546 ballots submitted, 37 were invalid. Bylaw 5.1 passed with 383 yea and 12 nay, Bylaw 9.7 passed with 354 yea and 17 nay. Candidates elected to the Board of Directors: Sandra Barbon 434 votes, Will Gonzalez 359 votes, Linda Batson 260 votes and Gary Burns 250 votes. Other candidates not elected were: Harve Rosenthal 227 votes and Richard Marler 216 votes. New directors will be sworn in at end of this meeting.

III. Financial Report: Wally Tecklenburg: An interim financial statement was received by the Board along with the Treasurer's report. Applications were received for the Assessment Assistance Program, and we have \$ 2,720 in donations in the fund. As required by Davis-Sterling Act, a reserve study will be conducted for TPUOA in 2018.

IV. Secretary Report: Janice Arbour: A Special Board of Directors Meeting was held Tuesday January 9, 2018, quorum was established and instructed Tom Steinwachs, Inspector of Elections, to begin counting and tabulate the 2018 election ballots. Joanna Gebhart is our new receptionist-admin assistant is fitting well into the role. It has been brought to my attention we have not been recording the monthly Board minutes correctly. Members who attend the Board meeting will not be listed by name in the minutes. Minutes should not contain comments, but disclose decisions made and the reasons for those decisions.

V. Vice President Report: Pam Treece: No Report.

VI. Committee Reports:

- **Architectural:** Will Gonzalez: Would like to begin a beautification program for the park. Would like feedback from our homeowners. Need to address "yard art" issues.
- **CC&R:** Mike Campbell: No report
- **Senior Housing:** Mike Campbell: No report
- **Rules & Regulations:** Mike Morrissey: We continue to meet each 3rd Monday of the month. Port-o-Potty's have been placed on the golf course for both men and women. The facilities are locked and accessed using a designated code. The drapes in the assembly hall will be replaced. John Manack, TPE General Manager, is working on golf cart security.
- **Community Relations:** Pam Treece: Happenings profits and expenses are in line. We are able to expand the February issue if we have more submissions. We invite each of the Board committees to contribute articles. Today, Jan.10 is the Welcome Party for the new homeowners in the park. The committee did a great job in organizing the event. The community yard sale is scheduled for Feb. 24. We plan to create a "photo" site for everyone to contribute photos relating to their club or community events for use in Happenings.
- **Information Technology:** Mike Morrissey: New computer has been up-loaded with necessary software and is up and running.

VII. Old Business:

- None

VIII. New Business:

- Bylaw – The revised bylaw document will be signed by the Secretary and posted on our website. Copies are available for the members on request.
- Change of time for Board Meetings – The monthly Board meeting will be held at 9:00am. The Executive Session meeting will be held at 8:30 prior to the Board meeting.

President's Comments: Mike Morrissey. It's been great working with all of you. I will continue to chair the Information Technologies Committee.

X. Member Comments or Questions:

- Member thanks Secretary for conforming with Davis-Sterling. The new Board and Executive Session meeting times will allow for better reporting from the Executive Session. Suggested replacing donuts with Klondike Bars. Regarding the 2018 Senior Housing Audit: We received 842 Senior Housing Audit Forms. A problem continues to exist with owners who are absentee landlords and rent their homes. They are not providing the TPUOA office with the Age Verification Forms and photo identification as required. This is a violation and they will be perused. Golfers continue to use more than 2 carts per foursome. Response: This will be brought up at the next RR&F meeting.

Swearing in of new Directors: Inspector of Elections, Tom Steinwachs sworn in Will Gonzalez, Sandra Barbon and Linda Batson. Gary Burns was not present.

IX. Motions/Resolutions:

- Minutes for December 2018 Board Meeting Approved. W. Tecklenburg moved, P. Treece seconded, approved by all.
- Bylaw 5.1 and 9.7 approved. M. Morrissey moved, P. Treece seconded, approved by all.
- Change the time of the month Board of Directors meeting from 8:30am to 9:00am, moved by W. Tecklenburg, seconded by K. Schmidt. Approved by all.

Meeting adjourned at 9:50 a.m.

/SIGNATURE ON FILE/ HOA OFFICE

Janice Arbour, Secretary

Feb 7, 2018
Date