



TPUOA

Tri Palm Unified Owners Association

Board of Directors Meeting Minutes 32-851 Desert Moon Drive, Conference Room June 6, 2018

I. Call to Order:

President Will Gonzalez called meeting to order at 9:00 a.m., a quorum was established.

II. Roll Call:

- a. **Board Members:** Will Gonzalez, Linda Batson, Pam Treece, Sandy Barbon, Mike Campbell and Phil LaPierre.
On Phone: Wally Tecklenburg. Absent: Gary Burns & Jan Arbour
- b. **Staff:** Admin. Assist. Marcee Williams
- c. **Guests:** None.

Approval of Minutes: May 9, 2018 Minutes reviewed with no amendments; P. Treece motioned, L. Batson seconded, approved by all.

III. President Report: W. Gonzalez: No report.

IV. Vice President Report: L. Batson: No report.

V. Financial Report: W. Tecklenburg: The May balance of the checking account was \$80,433.00. and the money market was \$120,027, of which \$92,000 is in the reserve fund. We received \$3,380 in transfer fees. We invoiced \$4,457 in fines. \$18,562 in expenses. All in line with the budget, except for contracted services which is over budget. Those hours will be adjusted. A notice was issued to homeowners via Constant Contacts to better explain the reserve study. Discussions of past due accounts and available options, and other expenses.

VI. Secretary Report: W. Gonzalez: No report.

VII. Old Business:

- **Property Owners Handbook:** P. LaPierre will begin reviewing submitted recommendations for possible changes in July. Board members should submit their recommendations to the office for committee review.
- Discussion of fee schedule and process of making changes.
- Discussion of implementing the use of a collection agency to pursue past liens, judgements and past due accounts. Dialog on accounts (not specific accounts) in collection and those to be lienied. We will seek proposals from collection companies to further pursue those accounts with liens and judgments.

VIII. New Business:

- Discussion of Imperial Irrigation District and Coachella Valley Water District easements in the park. Properties that have easements grant the utility companies access to, through and across that part of the property. If there are structures that prevent access, the utility companies have the authority to remove those structures. Easements are out of the province of TPUOA. More discussions on this topic.

IX. Committee Reports:

- **Architectural:** S. Barbon: 23 applications. All approved. Two violation hearings.
- **Community Relations:** S. Barbon: Management gave their unofficial approval for the emergency preparedness storage container pod to be placed in the parking lot next to the tennis courts. A notice, with links to websites, is posted on our website. An email blast was issued to make it known that everyone must be self-sufficient when disaster happens. In contacting Supervisor Manny Perez' office, they are not able to assist us with getting a large-item pickup in the park. Burrtec says they do not have that type of contract with Riverside County.
- **CC&R and Senior Housing:** M. Campbell: No report.
- **Communications:** P. Treece: Website update. Information about the settlement agreement was posted to our site. A request form to obtain a copy of the settlement agreement can be acquired at the TPUOA office. A full reserve study is available at the TPUOA office. An email notice will be sent in June to remind everyone to trim their palm trees. We will keep "In-Design" for Happenings production, and update Happenings rate sheet.

- **Rules & Regulations:** P. LaPierre: June 18 is next RR&F meeting. Management will get legal approval before allowing the placement of the Emergency Preparedness storage pod. Rebuilding the tees on the 12 and 18 holes. It is expected to be done by the end of June. Management is working on the drainage problems. They may have to close the bar and restaurant for a few weeks for repairs. They are still working to get approval for Henry to begin working on the family section.
- **Information Technology:** No. issues.
- There will not be a board meeting in August.
- Brief discussion on upcoming election. Create election schedule. Nominate inspector of elections. Four positions will be open.
- **Member Comments or Questions:** No comments.

Meeting adjourned at 10:55a.m.

/Signature on File/HOA Office
Linda Baton, Vice Pres. For
Janice Arbour, Secretary

July 11, 2018
Date

Approved