

# TRI PALM UNIFIED OWNERS ASSOCIATION

## Board of Directors Meeting

May 8, 2019 - 8:30am



- **Call to Order:**
  - President Sandra Barbon called meeting to order at 8:30 a.m., a quorum was established.
- **Attendance:**
  - **Board Members:** Sandra Barbon, Harve Rosenthal, Jim Morton, Linda Batson, Phil LaPierre. Wally Tecklenburg, Lesley McShane Mitchell and Gary Burns via conference phone. Mike Campbell absent.
  - **Staff:** Admin. Assist. Marcee Williams.
  - **Guests:** No homeowners in attendance.
- **Approval of Minutes:**
  - Moved (Barbon), seconded (Morton), and approved by all of the April 10, 2019 Board Meeting minutes.
- **President Report:** S. Barbon: None.
- **Vice President Report:** H. Rosenthal. None.
- **Financial Report:** W. Tecklenburg: The April balance of the reserve account was \$2,730. \$142,024 in checking. \$57,499 in the contingency savings account. The balance sheet reflects the \$90,000 for the certificates of deposit. April income was \$7,901 mostly for assessments and fines. Invoiced \$1,820 for CC&R violation fines. \$1,300 in fines were suspended. Expenses were \$18,848, all in line with the current budget.
- **Motion:** W. Tecklenburg motions to approve report, S. Barbon seconds, approved by all.
- **Secretary Report:** J. Morton: Andrea will continue assisting in the office through May.
- **New Business:** No Report.
- **Committee Reports:**
  - **Architectural:** Had 23 applications. All approved. Currently there is one violation, and 3 hearings.
  - **Communications:** W. Tecklenburg: Melanie working on advertisers for Happenings. TPUOA will send a blast in June as a reminder to homeowners to trim their palm trees.
  - **Community Relations:** L. McShane Mitchell: All is well. Nothing happenings until the fall.
  - **CC&R and Senior Housing:** L. McShane Mitchell: Everything moving along. Properties are getting cleaned up.
  - **Rules & Regulations:** P. LaPierre: A new golf course superintendent, Aze Martinez was hired and has begun working. He will be at the next RR&F meeting. The new secured, golf cart parking area is almost completed.
  - **IT:** New copier installed & the staff trained. Old copier returned to lessor. All computers are up & current. Discussion of website security, security of sensitive documents.
- **Action Log:** G. Burns: Discussion of new items to add and close-out completed assignments.
- **Member Comments or Questions:** No members attended
- **Old Business:**
  - Policy & Procedures: Discussion of policies previously submitted. Need more review of documents. Will follow up at next meeting.
  - Bylaws: Reviewing items that need further updates since the transition to corporate code from Davis-Stirling.
- **Meeting adjourned at 10:50am**
  - Executive meeting immediately following.

(Signature on file in HOA office)

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JIM MORTON, *Secretary*

June 5, 2019

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Date