

TRI PALM UNIFIED OWNERS ASSOCIATION

Board of Directors Meeting

June 5, 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 and Mike Campbell. Wally Tecklenburg and Gary Burns via conference phone. Lesley McShane Mitchell absent.
 - **Staff:** Admin. Assist. Marcee Williams.
 - **Guests:** 8 guests in attendance.
- **Approval of Minutes:**
 - Moved (Barbon), seconded (La Pierre), and approved by all the May 8, 2019 Board Meeting minutes.
- **President Report:** S. Barbon: Attended Community Council Meeting on May 2. The council will be working with FIND Food Bank (Food in Need of Distribution) this summer. On Wednesdays, between July 12 and August 3, at 1:30pm FIND will provide any resident two bags of groceries. Bring your own bag. Call FIND at 760-775-3663 for more information. S. Barbon spoke briefly with Stephanie Virgen, the Human Services Liaison from Supervisor Perez' office regarding the flooding issues within the park. Discussion of the annexation of the property east of Bob Hope, where the new McDonalds & Starbucks is located, into Cathedral City. The next council meeting is in September. No TPUOA board meeting in August.
- **Vice President Report:** H. Rosenthal. Checked into bulk-mailing for our office. This is not feasible for us.
- **Financial Report:** W. Tecklenburg: The May balance of the reserve account was \$2,719. \$136,114 in checking. \$57,500 in the contingency savings account. The balance sheet reflects the \$90,000 for the certificates of deposit. Rabobank and Mechanics bank are merging. May income was \$10,843; \$4,970 in fines and \$5,400 in transfer fees. Expenses were \$16,192. All in line with the current budget. Requested update from Epsten Grinnell & Howell on the funds still due us.
- **Secretary Report:** J. Morton: Andrea accomplished almost all duties assigned in May before her season ended.
- **Committee Reports:**
 - **Architectural:** Had 10 applications. Nine were approved. There are five violations, and 2 hearings. One is being fined.
 - **Communications:** W. Tecklenburg: Will send an email notice to homeowners to remind them to trim their palm trees. Will also send an email notice on the FIND Food Bank information.
 - **Community Relations:** L. McShane Mitchell: No report.
 - **CC&R and Senior Housing:** Mike Campbell: A lot of clean-up has been done. Some of the Senior Housing violations are failure to provide proper documentation. Fines are being paid. We are having results from our small claims filings. The Sheriff has issued writs and bank accounts are being levied.
 - **Legal:** The legal issues with Cheveldave are ongoing. Next court date is July 10, 2019. Plaintiffs are required to attend. Plaintiffs had not showed on previous court dates.
 - **Rules & Regulations:** P. LaPierre: R&R committee met in May. On-site management is being slowed due to the upcoming management change. The Regional Manager, Ryan Kennedy will be attending future R&R meetings. New golf course superintendent is doing well. Management is considering installing concrete drainage at hole 15 to help with flooding in the area. Plans in motion to repair pool decks, park entrance areas & restrooms. Golf cart security area is almost complete. Discussion on new management firm.
 - **IT:** Monthly reports printed. "Happenings" computer now in to office. All computers are up & current.
 - **Action Log:** G. Burns: Discussion of updated & completed assignments.
- **Member Comments or Questions:** (Q) = Question; (A) = Answer; (C) = Comment
 - (Q) Sharon C: "Who is responsible for maintenance of the storage lot?"
(A) This property is owned by Kort & Scott and it is not part of Tri Palm Estates.
 - (Q) Sharon C: "Who owns the property on the corner of Monterey and Ramon?"
(A) Kort & Scott.
 - (C) Alice T: "Would like to clarify; Thousand Palms Community Council is an advisory committee only. They report to Supervisor Perez. The cleanups mentioned previously in this discussion can be brought up with Perez' office. The park residents voted not to spend any funds to plant foliage on the corner of Ramon & Monterey".

- (Q) Ruth D: "Who does Henry Ruiz work for"?
(A) He works for TPUOA and TPE.
- (Q) Ruth D: "Why was a new management firm hired"?
(A) We do not have that information.
- (Q) Ruth D: "What type of furniture is allowed on patios"?
(A) No indoor furniture is allowed on patios, e.g.; sofas, recliners, lamps, etc. Only furniture designed for outdoors is allowed.
- General Manager John Manack, and Regional Manager Ryan Kennedy from Bassire & Casenhiser joined the meeting. Bassire & Casenhiser has been in business for over 40 years. They will be addressing the "family" sections to bring into compliance and the past due accounts receivable. Ryan will plan to attend the general meeting(s). Ruth D. questioned who they should contact when they are not getting any response from on-site management. They can contact Ryan and he will definitely respond to any inquiries. Bassire & Casenhiser's objective is to "make this a better place to call home". They plan to address the capital improvements and maintenance issues. B&C will also address safety issues within the park. Phil also relayed to Ryan that staff must be trained to give the proper information to the homeowners.
- **Old Business:**
 - Bylaws: Reviewing items that need further updates since the transition to California Corporations Code from Davis-Stirling.
- **Meeting adjourned at 11:30am**
 - Executive meeting immediately following.

(Signature on File in TPUOA office)
JIM MORTON, *Secretary*

July 10, 2019
Date
