

# TRI PALM UNIFIED OWNERS ASSOCIATION

## Board of Directors Meeting

July 10, 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 and Jim Morton.  
Wally Tecklenburg, Phil La Pierre and Gary Burns via conference phone.
  - **Staff:** Admin. Assist. Marcee Williams.
  - **Guests:** 11 guests in attendance.
- **Approval of Minutes:**
  - June 5, 2019 Board Meeting minutes approved as presented.
- **President Report:** S. Barbon: Three Board member have resigned, Mike Campbell, Linda Batson and Lesley McShane Mitchell. Board appointment applications are being reviewed to fill those seats. Announcements were issued. The lawsuit has been dismissed, and three Board seats are vacant.
- **Vice President Report:** H. Rosenthal. We hope to begin with a new outlook and working together to make our community better. Women's Club did an excellent job with the 4<sup>th</sup> of July party. Prime example of teamwork.
- **Financial Report:** W. Tecklenburg: The June balance of the checking account was \$131,149. In the contingency savings account was \$60,235. We closed the reserve account to avoid monthly fees. One of the Certificate of Deposit's will be due soon. June income was \$13,292. \$1,500 in transfer fees. We had 75 closed escrows so far this year. We generated \$7,229 in CC&R fines. Recovered \$3,080 in bad debt. Everything is in line with the budget. We received a check for the final reimbursement payment from Epsten Grinnell & Howell. \$31,259. Discussion of status of CD's.
- **Motion:** Authorize W. Tecklenburg to roll-over existing CD that expires in August, for another 6 month-term if there is not a better one available. Moved (Burns), seconded by (Morton). Approved by all.
- **Secretary Report:** J. Morton: Working on Policies & Procedures. Will review at Sept meeting. Five inquires on the open Board positions. Four applications submitted. I want to review the format of letters submitted to homeowners for possible re-wording to eliminate possible negative connotations. We have filed with the Secretary of State to reflect we are not a CID. We are a Mutual Benefit Corporation.
- **Committee Reports:**
  - **Architectural: Received** 11 applications. Nine were approved and two required county permits. One denied due to unapproved paint color, and one is pending. There were five previous applications submitted. They were all denied due to lack of information.
  - **Communications:** W. Tecklenburg: We used Constant Contacts to communicate to the homeowners on the resignation of the Board members and the update on the lawsuit. We also posted on NEXTDOOR. We need to discuss our communication policy to address the comments made on NEXTDOOR to give homeowners more insight to current information.
  - **Community Relations:** H. Rosenthal: Woman's Club may do an event for Labor Day. Need communication with TPUOA and management.
  - **CC&R and Senior Housing:** H. Rosenthal: Great Committee. Henry's doing a great job. Lots of improvement but more to do. We have some issues of underage persons. It is being addressed. With the number of fires in the park, we need to address these violations and take prohibitive steps.
  - **Rules & Regulations:** P. LaPierre: R&R committee met in June. The vice president of Bessire & Casenhiser attended. The pool deck is a priority for repairs. The 15<sup>th</sup> hole also needs to be addressed, but the pools are a priority. With regards to properties purchased wherein the home is being sold without the land, management has to discuss this issue with their legal counsel. When TPUOA has issues with the properties the contact is made with the land owner. Owners who are listing rentals, on Air BnB and the like, are being contacted for failure to provide proper documentation and/or renting for less than 30-days. Jim commented on the difficulty a number of homeowners are having with the phone system at the country club. Either you cannot get through or you cannot leave a message because the voicemail box is full. The golf course is not in great shape. Needs maintenance.
  - **IT:** Scanning issue to be addressed. All computers are up & current.
  - **Action Log:** G. Burns: Discussion of updated & completed assignments.

- **Legal:** We are no longer involved in the lawsuit. Cheveldave & Davis dismissed the suit. The Court has deemed we are not a common interest development and we are updating our Bylaws to conform to The California Corporations Code. The insurance company has the final say, however, as they paid the legal fees.
- **Member Comments or Questions:** (Q) = Question; (A) = Answer; (C) = Comment
  - (C) M. Morrissey: Witnessed a couple at the pool who proceeded to wash their clothes in the pool. Management was contacted.
  - (Q) A. Tibbetts: Why are Bylaws being rewritten? Davis-Stirling is almost the same as corporate law.  
(A) S. Barbon: Most of the changes are rewording, grammar and the reference to Davis-Stirling.
  - (C) W. Gonzalez: Rian (TPUOA attorney) said that we did not have to abandon the Davis-Stirling rules. It is our choice. You become less transparent.  
(A) J. Morton: Any changes will not reduce the transparency.
  - (Q) W. Gonzalez: Why are we not putting pressure on management to keep facilities maintained?  
(A) P. La Pierre: It's a constant battle. We may have to request mediation.
  - (C) A. Tibbetts: Pleased that Board is being more transparent. Believes you cannot have meeting over the phone. Business may only be conducted in open session.
  - (C) A. O'Brien: has concerns with Mr. Teasley's property ownership/sales.
  - (C) W. O'Brien: Does not like NEXTDOOR to be used by TPUOA.
  - (C) S. Prieto: Concerns with multiple properties owned by one owner. Pool temperatures not regulated.
  - (C) M. Jacobsen: The Board is being transparent. Homeowners need to come to the meetings and ask questions.
- **New Business:**
  - Director Replacement: We received four applications. Kirsten Doerr, Mike Morrissey, Andy Teasley and Ed Glapinski. We interviewed two applicants, Ms. Doerr and Mr. Morrissey. Mr. Teasley is also present if anyone has any questions of him. Mr. Teasley speaks of his intent to improve the properties he purchases. Some guests are not pleased with Mr. Teasley's idea of property ownership. Ed Glapinski spoke of his involvement in the community and is work on the CC&R committee.  
G. Burns asks that the applicant interviews be done outside this meeting. J. Morton believes that persons on the Board should live in the community. Will review other applicants within one week.  
Mr. Teasley withdraws his application for appointment.
  - **Motion:** To appoint Kirsten Doerr to fill Linda Batson's term. P. La Pierre moved, S. Barbon seconded, approved by all.
  - **Motion:** To appoint Mike Morrissey to fill Lesley McShane Mitchell's term. G. Burns moved, P. LaPierre seconded, approved by all.
- **Old Business:**
  - Bylaws: Attorney are reviewing details of the Bylaws at this time.
- **Meeting adjourned at 11:25am**
  - Executive meeting immediately following.

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

9-11-19  
Date