

TRI PALM UNIFIED OWNERS ASSOCIATION

Board of Directors Meeting

October 9, 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, Jim Morton, Phil La Pierre, Mike Morrissey, Ed Glapinski, Kirsten Doerr. Gary Burns and Wally Tecklenburg via conference phone. Harve Rosenthal absent.
 - **Staff:** Admin. Assist. Marcee Williams.
 - **Guests:** 20 guests in attendance.
- **Approval of Minutes:**
 - September 11, 2019 Board Meeting minutes, accepted and approved.
 - September 19, 2019 Special Meeting minutes, accepted and approved.
- **President Report:** S. Barbon: Find Food Bank is having a distribution on September 10, 2019. Nominations are open for three Board of Directors positions. Applications are available on our website, TPUOA.net or at the TPUOA office. Submit your qualifications and your area of interest. Nominations will close on November 15, 2019 at the close of business, 4:00pm. Saturday, October 12, 2019 at 9:00am, will be the first General Meeting of the season.
- **Vice President Report:** H. Rosenthal: No report.
- **Financial Report:** W. Tecklenburg: The September balance of the checking account was \$63,514. In the contingency savings account was \$61,500. We completed the purchase of a new certificate of deposit with TIAA Bank for 6 months. September income was \$11,618., \$5,574 in fines invoiced & \$4,800 in transfer fees. Expenses were \$16,670. Everything is in line with the budget. We filed an Abstract Judgment for \$2,000 and it will be turned over for collection. The 2020 proposed budget was revised to total \$268,660. for income & expenses. The board supported a new initiative to allocate funds to community security; Citizens on Patrol, Disaster Preparedness and Neighborhood Watch & Happenings publications.
 - **Motion: To approve the revised 2020 Budget, accepted and approved.**
- **Secretary Report:** J. Morton: No Report.
- **Committee Reports:**
 - **Architectural:** G. Burns: Received 8 applications, all approved. No hearings. Four violations. Three accounts in fines. We will begin pursuing small claims actions on architectural violations.
 - **Communications:** W. Tecklenburg: October Happenings has been available since October 1. Melanie and her group are working hard on new articles. The deadline for articles and ads is Oct.15. We are in the process of changing the website to make it more user friendly for our homeowners.
 - **Community Relations:** No report.
 - **CC&R and Senior Housing:** E. Glapinski: 75 active cases, 21 in fines & legal. Palm tree re-shoots are a problem and suggests no trimming until July first each year. We closed 42 cases. We are actively pursuing excessive storage in carports due to the fire hazard. We are taking action on noise complaints. We ask for homeowner assistance and cooperation. Forms are available at the office or on our website. K. Doerr: Senior housing is a constant struggle with those renting under 30-days or underage persons. E. Glapinski: We are currently monitoring 12 senior housing violations. Those under 55 years of age can visit for 60-days a year. After that it becomes a violation.
 - **Rules & Regulations:** P. LaPierre: Ace Martinez is no longer the golf course superintendent. A replacement has been hired as well as a new foreman. New equipment has been purchased. There was a delay in golf course over-seeding due to vandalism. Damage to sprinkler wires & broken sprinklers. Management diligently working to resolve this setback. M. Morrissey: Pool deck repairs hit a snag with material not adhering. Restroom repairs are ongoing. The 2% needs to be resolved. The recreational Shuffleboard is on hold. What is the blue donation box on Westchester & Broadmoor? What's the status with the club ID cards? We need promised and proposed completion dates to hold firm. P. La Pierre: We need to make everyone aware of easements in the park & determine those who are responsible for maintenance of those areas.
 - **IT:** No issues. New terminal purchased for z-drive connection.
 - **Action Log:** Updating action log information.
- **Old Business:**

Bylaws: J. Morton: Final revisions discussed. A chart was also created to indicate where the changes were made in comparison with the old bylaws. The proposed bylaws will be posted on our website, a link to NextDoor and a Constant Contacts blast will be emailed.

- **Motion: To mail letter with proposed bylaws to members no later than Oct. 31, 2019, accepted and approved.**

Policies & Procedures:

- Motion: To approve the Policy on Policies, accepted and approved by all.
- Architecture Standards & Guidelines. Amend under Policy item I, add sentence to read as follows: A new application must be submitted if the previous one submitted fails to be completed in the 6-month time period.
- Motion: To approve the Architecture Standards and Guidelines as amended, accepted and approved by all.
- Motion: To approve the TPUOA Conference Room Policies, accepted and approved by all
- Motion: To approve the Discipline Measures and Schedule of Monetary Penalties Policies, accepted and approved by all
- Motion: To approve the Retention/Dissemination; Legal, Litigation and Collections Materials Policies, accepted and approved by all
- Motion: To approve the Director Replacement Policies, accepted and approved by all.
- Collection of Monies in Arrears Policy. Amend under item Procedure item B, add directly after (CC&R) “/Senior Housing Committee and the Chair of the Architecture Committee”
- Motion: To approve Collection of Monies in Arrears Policy ad amended, accepted and approved.

- **Motion: To allow the Legal Committee to oversee Collections if the bylaws are voted in by the membership, accepted and approved.**

- **New Business:**

- **Neighborhood Watch:** E. Glapinski proposes new Neighborhood Watch signs, and decals for the community for those who participate. Funds required \$503.50. Signs to be posted in the community.
- **Motion:** To approve \$600 towards Neighborhood Watch signs and decals, accepted and approved.

Member Comments or Questions: (Q) = Question; (A) = Answer; (C) = Comment

- (C) Marshall Pugh: Very disappointed with the golf course & facilities. I brought forth my concerns in person and in writing. Met with both the Manager and Regional Manager. Complements the board for taking action.
- (Q) Suzanne Scott: Did the course get sliced? (A) La Pierre: Some Areas. (Q) What about blowing seeds? (A) La Pierre: Clean it off. (Q) What about the ant problem? (A) La Pierre: Vector Control will be out on 10-25-19. (Q) Do you have permission from the county to post the Neighborhood Watch signs? (A) Glapinski: We thought that it would be put on TPE property. We will investigate further.
- (C) Sally Baldwin: I was victim to one of the fires this year. It takes so long to get these burn areas cleaned up. IID was no help. Everyone should have insurance for these problems. 68 days with no electricity. (A) Barbon: We have been in contact with Code Enforcement. We met with them 2 weeks ago and now we have learned that still no action has been taken.
- (C) A. Tibbetts: There is an avenue for the board member to attend the council meetings. Code Enforcement did speak about that issue. There is an open forum to speak with someone from Perez' office at those meetings. As a council member, I represent all of Thousand Palms, not just Tri Palm Estates.
- (C) K. Doerr suggested we contact the media to put some pressure on the county to get the burnt properties cleaned of the debris. E. Glapinski will make contact.
- (Q) Pat O'Brien: Are the CC&R's we received the same for each section? (A) LaPierre: No. (Q) They are quite old. Are they working on creating new ones? (A) La Pierre: No. O'Brien: They need to be updated. (A) La Pierre: The CC&R's for each section were mostly created at different times. To change them it must be done per section and voted on by all members and the county will probably be involved. This also opens up the option for Management to increase the recreation fees. (C) I will file complaints with various agencies to get these unattended properties cleaned up. They are a hazard to the community and getting infested with pests.
- Luke Salerno: (Q) Why doesn't the new management attend the General Meetings? Were they not invited? They need to see how this community really feels about the issues here. (A) S. Barbon: We do ask them all the time. (A) La Pierre: Yes, they were invited. They will come in November.
- (C) A. Tibbetts: Stevens always had a representative at the general meetings. Perhaps we can ask the new management to attend.
- (C) B. Hart: Complains of seeing workers back & forth on the golf course, but do not see anything being accomplished. I watched the maintenance team trim roses for 15 hours. No accountability. Believes this is

poorly run by management. Negative comments about the restaurant. (A) S. Barbon: the restaurant is a public facility and not paid for by the recreation fees.

- (C) M. Pugh: My concern is that, if the restaurant is not properly managed and the management sees that the restaurant is not making any money and decides to shut it down, we all lose. I don't want that to happen. (C) S. Barbon: We don't either.
- (C) P. LaPierre: Precedent has been set and the restaurant should stay open. Management wants to make it better.

- **Meeting adjourned at 10:30pm**

- Executive meeting following in 10 minutes.

(Signature on File in TPUOA office)

JIM MORTON, *Secretary*

November 6, 2019

Date

APPROVED
