

TRI PALM UNIFIED OWNERS ASSOCIATION

Board of Directors Meeting

November 6, 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, Wally Tecklenburg and Harve Rosenthal.
 - **Staff:** Admin. Assist. Marcee Williams.
 - **Guests:** 6 guests in attendance.
- **Approval of Minutes:**
 - October 9, 2019 Board Meeting minutes, accepted and approved.
- **President Report:** S. Barbon: The office is in the process mailing out the 2020 Assessment billings. TPUOA is accepting nominations for 3 board positions. The deadline is November 15, 2019. Reported on the multiple fires in the park. Discussed our options with cleanup, and urged homeowners also inform Riverside County Code Enforcement. Propose to include the Property Owners Handbook in the Redbook. The Redbook is mailed to each new owner.
 - **Motion: To include the Property Owners Handbook in each Redbook, accepted and approved**
- **Vice President Report:** H. Rosenthal: The board is working towards continuous improvements. The new management, Bessire and Casenhiser, are making a huge commitment to making improvements.
- **Financial Report:** W. Tecklenburg: The October balance of the checking account was \$43,079. In the contingency savings account was \$61,500. We have \$140,000 in certificates of deposit. Outstanding accounts receivable are \$245,417. Many are in legal collection. October income was \$9,558., \$4,200 in transfer fees. Expenses were \$22,141. Everything is in line with the budget. The 2019 mandated reserve funding of \$6,000 was moved to the community initiatives supporting Citizens on Patrol, disaster preparedness, Neighborhood Watch and Happenings publication. The board also approved an inclusion of \$30,000 for legal expenses as a precaution, should there be a need to consider arbitration or mediation with regards to the maintenance of the recreational facilities as we experienced the summer. Assistance applications are now being accepted.
- **Secretary Report:** J. Morton: We had lots of questions regarding the bylaws. Met with a homeowner to discuss the bylaws, in detail, and she had some points worth considering. I also met with other members of the community to discuss the bylaws. There is a feeling that the membership has been omitted from participating in the construction of the new bylaws. Further discussion of postponing the bylaw vote to allow more member input, roundtable sessions and when another date for the vote would be held. Roundtable dates to be announced.
 - **Motion: To postpone the voting on the bylaws to discuss with members in a round-table format, a form to be included with the ballot for comments, future date to be determined by the bylaw committee, accepted and approved by all.**
- **Committee Reports:**
 - **Architectural:** G. Burns: Busy summer. Received 14 applications in October. One denied due to county permit required. Two accounts in fines. With regards to easements, homeowners may not understand their obligations, responsibilities and restrictions. Architecture & CC&R's met to discuss their detailed responsibilities. The CC&R committee will assist in reporting Architecture violations to the architecture committee of any violations they observe. Architecture received an application for a "tiny home" or "container home" to be placed on a vacant lot. Discussion on home options in the park, home sizes and county laws.
 - **Communications:** W. Tecklenburg: Happenings on schedule & Melanie & her committee are doing a great job. Ad sales are good. Website continues to be updated to make it more user friendly for our homeowners.
 - **Community Relations:** H. Rosenthal: We were informed of the proposed Portola overpass improvement south of Tri Palm. Discussion of this project and the proposed sidewalks to be installed on Ramon Road, between San Miguelito and Desert Moon.
 - **CC&R and Senior Housing:** E. Glapinski: October was an active month. We are currently handling 65 cases. Thank you to the 25 owners that cleaned up their property this past month. We still have 30 properties in fines or legal action. Our areas of concentration stay the same. We are concerned about things that affect our safety, quality of living and property values. K. Doerr: Henry is working on approximately 12 cases. Some are underage and some we need age verification documentation. We are watching rental properties.

- **Rules & Regulations:** P. LaPierre: The committee met on October 28. Good attendance. Scott Casenhiser from Bessire & Casenhiser is attending the meetings. Changes will come. They want to see the restaurant as top-notch. New menu and new items are in place. Pool deck repairs are scheduled in the 2020 budget. Four entertainment nights this season on Wednesday, Thursday, Friday and Saturday. Scott Casenhiser has visited the family section and wants to get it cleaned up. He met with board members to discuss our process with CC&R violations. Bessire & Casenhiser would also like to update the 10 CC&R's to one for the whole park. Lots more to discussion on CC&R's and the Master Declaration.
 - **IT:** No issues. One of the staff printers not working. May need to be replaced. Need another paper folder for the office to allow more efficiency. All computers up to date and working properly.
 - **Action Log:** Discussion of items to be removed and added to the action log.
 - **Old Business:**
 - Citizens on Patrol Funding: Discussion of COP needs. Now that COP has been revitalized, we need to support them. Discussion of their needs.
 - **Motion: To donate \$1,000 to COP, accepted and approved.**
 - **New Business:**
 - **Bylaws:** Discussed previously under the Secretary's Report.
- Member Comments or Questions:** (Q) = Question; (A) = Answer; (C) = Comment
- (C) W. Gonzalez: Kort & Scott increased the monthly recreation fees by \$10.00 each year for 5 years beginning in 2014 and ending in 2018. My 2019 and 2020 recreation fees seem to be higher than the CPI percentage. I believe the last two years of fees are incorrect. (A) P. La Pierre suggested going to see Lynn at the TPE office to discuss the discrepancy. The CPI for 2020 is 3%. (A) W. Tecklenburg will also visit the TPE office for the incorrect billing issue.
 - (C) What's the procedure after a foreclosure on the burned home. (A) We have not received any further final documentation on the foreclosure status.
 - (C) A. Tibbetts: No need to change the bylaws. No need to work around the snowbirds. Many new owners live here year-round. The TPUOA archives should indicate when the monthly recreation fees increased & how much. The board should look into the discrepancy billing by TPE.
- **Meeting adjourned at 11:05am**
 - Executive meeting following in 5 minutes.

(Signature on File in TPUOA office)

JIM MORTON, *Secretary*

December 11, 2019

Date