

TRI PALM UNIFIED OWNERS ASSOCIATION

Board of Directors Meeting

December 11, 2019 - 8:30am



- **Call to Order:**
 - Vice President Harve Rosenthal called meeting to order at 8:30 a.m., a quorum was established.
- **Attendance:**
 - **Board Members:** Phil La Pierre, Mike Morrissey, Ed Glapinski, Gary Burns, Wally Tecklenburg, Harve Rosenthal. Sandra Barbon on the phone. Jim Morton and Kirsten Doerr absent.
 - **Staff:** Admin. Assist. Marcee Williams.
 - **Guests:** 4 guests in attendance.
- **Approval of Minutes:**
 - November 6, 2019 Board Meeting minutes, accepted and approved.
- **President Report:** S. Barbon: No Report.
- **Vice President Report:** H. Rosenthal: No report.
- **Financial Report:** W. Tecklenburg: The November balance of the checking account was \$68,649. In the contingency savings account was \$61,500. We have \$140,000 in certificates of deposit. November income was \$9,786., \$2,100 in transfer fees. \$5,200 levied in fines. Expenses were \$21,301. We are overbudget \$2,300. for postage. We are under budget for legal, copies and office expenses. Income of \$6,000 in 2019 assessments remain outstanding. The transfer fees for 2019 are \$7,500 less than anticipated.
- **Secretary Report:** J. Morton: No report.
- **Committee Reports:**
 - **Architectural:** G. Burns: Received 22 applications in November. 20 applications were approved and two denied. Three homes are in violations. One hearing that did not go to fines. We currently have several homeowners in fines for architectural violations. New owners will be furnished, through escrow, a notice from TPUOA to make them aware they may have an easement on their property. This will make owners aware of their responsibilities in owning a property with easements. From November 2018 through to November 2019 we had a total of 180 architectural applications. S. Barbon reported on small homes & container homes in Tri Palm Estates. They cannot be placed on a vacant lot. Lots may be too small to accommodate a small home or container home with a regular, full-sized home.
 - **Communications:** W. Tecklenburg: Working on website updates to make the site more user friendly.
 - **Community Relations:** H. Rosenthal: Food donations for needy families are being accepted in the clubhouse.
 - **CC&R and Senior Housing:** E. Glapinski: November had 27 active cases. 11 stale cases in legal litigation. 12 homeowners currently in fines. Thank you to the 12 owners that cleaned up their property this past month. We are still concerned of excess storage and unregistered & inoperable vehicles stored on the property. Henry is working on approximately 14 cases. Closed two violations and others are under review.
 - **Rules & Regulations:** P. LaPierre: Next meeting is on Monday, Dec. 16, 2019, Will follow up with Scott Casenhiser from Bessire & Casenhiser to learn the progress of the family section cleanup. Golf course looks great. Management is actively working on keeping pools and hot tubs clean & functioning. According to management, if you live in sections 2 through 8, and your notice from Bessire & Casenhiser indicates you owe more than \$267.62 for your monthly maintenance fees, bring your letter to Lynn at the clubhouse.
 - **IT:** Performed security scans on all computers. Discussion regarding NextDoor.
 - **Action Log:** Discussion of items to be removed and added to the action log.
- **Old Business:** None
- **New Business:**
 - **Thousand Palms Community Council:** G. Burns: Imperial Irrigation District will do an aerial survey of the easements on Tubac Trail. Stephanie Virgen from TP Community Council will act as a liaison with IID. Cathedral City will not annex Tri Palm Estates. The area north of Bob Hope and west of Varner will be developed for residential and industrial. G. Burns spoke with code enforcement regarding the burned homes and the cleanup of such. The County is in their second court appeal and anticipate within 90 to 120 days they will be granted access to the property to clean it. The council would like to have someone from the board or from the Happenings committee to attend their meetings to report the highlights to the

community with articles in Happenings. The Coachella Valley Water District will be working to replace the water lines at Westchester, Deane, Tubac and Broadmoor. More information will be provided at a later time.

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

- (C) A. Teasley commented that the comments on NextDoor may be slanderous. (Q) Wouldn't TPUOA have some liability issues if they are the lead on this media site. (A) TPUOA is not the lead and we do not respond to questions and comments on NextDoor.

- **Meeting adjourned at 10:05am**

- Executive meeting following in 5 minutes.

(Signature on File in TPUOA office)

HARVE ROSENTHAL, Vice President

January 8, 2020

Date

APPROVED
