

TRI PALM UNIFIED OWNERS ASSOCIATION

Board of Directors Meeting

January 8, 2020 - 8:30am



- **Call to Order:**
 - President Sandy Barbon called meeting to order at 8:30 a.m., a quorum was established.
- **Attendance:**
 - **Board Members:** Sandy Barbon, Harve Rosenthal, Phil La Pierre, Mike Morrissey, Ed Glapinski, Jim Morton, Wally Tecklenburg, Kirsten Doerr. Gary Burns on the phone.
 - **Staff:** Admin. Assist. Marcee Williams.
 - **Guests:** 5 guests in attendance.
- **Approval of Minutes:**
 - December 11, 2019 Board Meeting minutes, accepted and approved.
 - January 6, 2020 Special Meeting – Ballot count, accepted and approved
- **President Report:** S. Barbon: There are no further appeals with the Cheveldave lawsuit. The lawsuit is final. The Redbooks are given to all new members throughout the year and at the beginning of each year the Welcome Committee hosts a Welcome Party for all new owners. This party introduces new owners to the clubs and activities in the park. All board members are invited.
- **Vice President Report:** H. Rosenthal: I feel the new management company is serious at continuing to improve the facilities. 2020 will be a good year.
- **Financial Report:** W. Tecklenburg: The December balance of the checking account was \$96,207. In the contingency savings account was \$61,500. We have \$140,000 in certificates of deposit. December income was \$7,730. Expenses were \$18,793. Relative to budget, our income had a shortfall of 18,714 due to a reduction in transfer fees this year. There were 138 sales in the park in 2019. There was \$5,000 less income for ad sales for Happenings in 2019. Expenses were under budget by \$60,400. \$20,000 in legal expenses & \$8,000 in office expenses. We received our final reimbursement for legal expenses in the amount of \$32,000. relating to the Cheveldave case. All funds with this lawsuit are now satisfied & settled. Accounts receivable for 2019 is \$197,000 over 90-days. \$24,000 less than last year. We have 6 applications for the Assessment Assistance Program. There is \$2,500 in that fund. Our CPA, Chuck Beck will be working on our year-end audit to be completed by the end of March.
- **Secretary Report:** J. Morton: We spent a lot of time on the bylaw reviews. We are still accepting suggestions and are updating as items are received. The board will review & discuss the suggestions. The ballot will be in March. Many thanks to Tom Steinwachs, the inspector of elections, and his volunteers for handling the counting of the ballots for the election of directors.
- **Committee Reports:**
 - **Architectural:** G. Burns: Received 23 applications in December. 21 applications were approved and two denied. We had three violations, no hearings and no fines.
 - **Communications:** W. Tecklenburg: Continuing to update the website. A blast was sent out on January 7, 2020 to notify everyone of the results of the election. A representative, Mario Zamora, from Coachella Valley Water District met with myself & Wendy regarding the proposed project to replace some of the pipes in the park. He will speak at the General Meeting on Saturday, January 11, 2020. Happenings is going well & ads continue to be placed.
 - **CC&R and Senior Housing:** E. Glapinski: More homeowners are compliant. Low violations. We have a great team and have added one more volunteer. Tom Steinwachs reported that 784 audits have been processed for the 2020 Senior Housing Audit.
 - **Community Relations:** H. Rosenthal: Dumpsters will be at the elementary school on Robert Road on Saturday, January 11, 2020 for the community cleanup.
 - **Rules & Regulations:** P. LaPierre: Awaiting the 2020 budget from management. Complaint on early morning mowing does not apply to golf courses. However, management has chosen not to begin mowing until 7:00A.M. The monthly maintenance billings issued from the country club may be incorrect. If your bill is higher than \$267.62 please contact the country club billing office. Soon letters will be sent to the owners in the family sections regarding property clean up. Another letter will be sent to all owners regarding late payments & penalties. The reason for the clubhouse being closed for repairs earlier this month has not been fully explained. I contacted Tom Noble on the project to the east and have not received any response.

- **IT:** Updated QuickBooks to backup directly to the Z-Drive then to Carbonite. QuickBooks has a history of not backing up itself correctly.
- **Action Log:** Discussion of items to be removed and added to the action log.
- **Old Business:** None
- **New Business:**
 - Power Fitness Gym has proposed a joint project with our members worth exploring. Power Fitness would allow our member to join at a reduced rate of \$60 per year (\$5.00 a month) and allow the fitness club to have classes here at the clubhouse. Silver Slipper members would be charged then reimbursed. Members would have to vote on this. There would be a minimum membership for this deal. We need to inquire to see what the membership interest would be.
 - **Motion:** To include the Power Fitness question on the ballot. Moved by W. Tecklenburg, seconded by M. Morrissey. Approved by all.

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

- (Q) A. Tibbetts asks if the Varner property sells how would they join our community?
- (A) P. La Pierre: Whomever purchases that property would become part of Tri Palm Estates. Those properties are part of the Master Declaration.
- **Swearing in of New Board:** Tom Steinwachs reported the election results. G. Marshall Pugh had the highest number of votes. There were 449 votes, nine were invalid. G. Marshall Pugh received 312 votes, Ed Glapinski received 309 votes, Mike Morrissey received 259 votes, Randy Elliott received 119 votes, Bernard Rymer received 107 votes and Mark Serles received 83 votes. Everyone on the board is sworn in.

Motion: Motion to destroy the 2019 ballots and related information. Moved by G. Burns, seconded by J. Morton. Approved by all.

- **Meeting adjourned at 10:20am**
 - Executive meeting following in 10 minutes.

(Signature on File in TPUOA office)

C. SANDRA BARBON, President

February 5, 2020

Date