

TRI PALM UNIFIED OWNERS ASSOCIATION

Board of Directors Meeting

March 11, 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, Ed Glapinski, Wally Tecklenburg, Gary Burns, Jim Morton & Kirsten Doerr. Marshall Pugh absent.
 - **Staff:** Admin. Assist. Marcee Williams.
 - **Guests:** 2 guests in attendance.
- **Approval of Minutes:**
 - February 6, 2020 board of directors meeting minutes. Approved by all.
- **President Report:** S. Barbon: We filed an injunction against Mr. Teasley for his separation of the lot from the home on the lot after he purchases a property. Rian Jones, our attorney will be at the March 14, 2020 meeting. Mike Morrissey has resigned. Discussion of donation to Disaster Preparedness and their plans on its use.
- **Vice President Report:** H. Rosenthal: The clubhouse was closed due to a shortage of staff and some illnesses. We all must be prepared to protect ourselves against the coronavirus. Ryan Kennedy has received some nasty emails from homeowners. Please be pleasant when communicating with anyone. The country club needs to have better communication with homeowners.
- **Financial Report:** W. Tecklenburg: The February income was \$20,456, \$2,400 from transfer fees. Expenses were \$23,925. All are in line with the budget. The checking account balance is \$128,366, savings account \$61,501 and the CD balance is \$141,628. The TIAA 6-month CD matures on March 25, 2020. We received 16 applications for the assistance program. 1 denial. Thank you to all the homeowners to contributed to this fund. The collections committee reviewed the outstanding accounts. We have seven judgments and 28 liens. Demand letters will be sent on additional past due accounts. Our CPA will have the tax returns completed next month. Questions raised on the spending limits in the bylaws, article 6.13.6, paragraph (a). Clarity is shown under article 1.7.7 under definitions. Only \$7,500 was budgeted for legal expenses, however we did budget \$30,000 for arbitration or mediation in the event we cannot get a clear agreement from Kort & Scott with the settlement agreement for the 2% annual capital project funding. TPUOA is financially sound and there is no consideration to a special assessment.
- **Motion:** Allow the CD with TIAA Bank to roll-over for another 6 months. Approved by all.
- **Secretary Report:** J. Morton: Bylaw ballots must be in by Friday, March 20. Would like to address a comment made by A. Tibbets which indicates there is a misunderstanding. Regarding the item on today's agenda, under new business "Procedure letter for Refused Records or Information". This is an internal office procedure to discuss with staff in keeping the privacy of our homeowners. Regarding the Teasley case, our attorneys made a request for a new judge. It is a common occurrence. With regards to a possible increase in our insurance premiums. This only affects our insurance if we are the defendants in a case, not the plaintiff. Changing the Master Declaration requires acceptance by Kort & Scott and they declined to make any changes at this time. TPUOA still plans on pursuing the issue. Every ten years we can void the Master Declaration and create a new one. We do not plan on replacing the declaration, but to amend it, which can be done at any time.
- **Committee Reports:**
 - **Architectural:** G. Burns: Received 18 applications in February, all approved. Two violations, two hearings and one being fined.
 - **Communications:** W. Tecklenburg: Our Happenings editor for the last two years, Melanie Ashe, is stepping down. Ruth Dearden will accept the position as new editor. The training program software is needed. It can also assist with learning other programs. It is Lynda.com and costs \$240 per year. We are going to send out a few blasts through Constant Contacts.
 - **Motion:** To purchase Lynda.com for one year for \$240. Approved by all.
 - **Community Relations:** H. Rosenthal: The World Health Organization declared the Coronavirus a global pandemic. Please be aware of your actions.
 - **CC&R:** E. Glapinski: We are holding off on issuing weed violations right now due to all the spring rain we are receiving. We are still monitoring violations for storage in the carports and on property. Extreme fire hazard.
 - **Senior Housing:** K. Doerr: We have begun reviewing caregiver files to see who needs to renew their documentation. Two owners have been advertising short-term rentals on Airbnb. Violation letters have been

sent. E. Glapinski says we have a lot of assistance from COP and the compliance officer keeping their eyes and ears open for senior housing violations.

- **Rules & Regulations:** H. Rosenthal: Many projects need to be addressed by management. The pool. Tree lights need timing changes. Weeding, etc. The RV lot is being cleaned up. RV's must be moved by March 28. If not, they will be removed by management and impounded. Need to focus on the 2% capital annual improvements according to settlement agreement. Restrooms to be addressed.
- **IT:** S. Barbon: We need equipment for a power point presentation. Jim M. will report later in this meeting.
- **Action Log:** Discussion of items. New items added to the action log.
- **Old Business:** Discussion of ballots from previous elections.
- **Motion:** To destroy the ballot materials for 2016, 2017 & 2018. Approved by all.
- Discussion of the Power Fitness Gym membership. It was previously motioned to add a vote to the ballot. The board is not interested in pursuing at this time.
- **Motion:** To rescind the motion to add Power Fitness Membership to the ballot. Approved by all.
- New Senior Housing proposals and caregiver certification renewals will help regulate senior housing rules.
- Equipment for power point presentation. J. Morton has investigated and found a package that will work great for presentations by TPUOA. Cost is reasonable at \$229.00.
- **Motion:** To purchase the equipment package J. Morton has presented to the board. Approved by all.
- Surge protector was purchased by M. Morrissey and installed in the TPUOA office.
- **New Business:**
- Procedure letter for Refused Records or Information. There is some information in homeowners' files that is private and we cannot provide to anyone. Members can request information by putting their request in writing and submit to the TPUOA office. We will respond to these requests within 3 business days.
- General Meeting: Our attorney Rian Jones will speak at the Saturday meeting on March 14, 2020 unless upcoming information, due to the Coronavirus pandemic, directs us to alter these plans. Members will be notified by email.

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

- (C) K. Shepherd would like more members to attend these meetings rather than complain on social media.

- **Meeting adjourned at 10:15am**

(Signature on file in TPUOA office)

JIM MORTON, Secretary

April 8, 2020

Date
