

# TRI PALM UNIFIED OWNERS ASSOCIATION

## Board of Directors Meeting

May 6, 2020 - 9:00am – **Video/Audio Meeting**



- **Call to Order:**
  - President Sandy Barbon called meeting to order at 9:00 a.m., a quorum was established.
- **Attendance:**
  - **Board Members:** Sandy Barbon, Harve Rosenthal, Ed Glapinski, Wally Tecklenburg, Bud Rymer, Gary Burns, Kirsten Doerr, Marshall Pugh & Jim Morton.
  - **Staff:** Admin. Assist. Wendy Jardine, Andrea Ochoa & Marcee Williams.
  - **Guests:** Ryan Kennedy from B&C.
- **Approval of Minutes:**
  - April 8, 2020 board of directors meeting minutes. Approved by all.
- **President Report:** S. Barbon: The election schedule indicates we need to select a nominating chairman. According to our bylaws we do not have to have a nominating chairman. I feel the whole board should be seeking nominees. A nominating chairperson will not be selected this year. This was agreed by all board members.
- **Vice President Report:** H. Rosenthal: No report for now.
- **Financial Report:** W. Tecklenburg: The April checking account balance was \$109,042; Savings \$61,503; Certificate of Deposits \$141,628. April income was \$7,980, of which \$1,800 in transfer fees and \$5,796 in fines. Expenses were \$18,922. The 2019 CPA report has been completed and homeowners were made aware that the report is available to them upon request. Currently we have \$55,450 in various stages of collections in either demand letters or in small claims. Discussion of delinquent accounts.
- **Secretary Report:** J. Morton: No report.
- **Committee Reports:**
  - **Architectural:** G. Burns: Received 11 applications in April, 10 approved, one denied. The denial was due to not having a county permit to re-roof the home. No hearings. No fines. Architectural applications must be submitted and approved BEFORE any work is commenced. Failure to do so subjects homeowners to fees.
  - **Communications:** W. Tecklenburg: In April we began blasting out a weekly communication to keep homeowners abreast of the status of the park and links to covid-19 information. April Happenings available online only.
  - **Community Relations:** H. Rosenthal/B. Rymer: No report.
  - **CC&R:** E. Glapinski: We had not been scheduling hearings for weeds because of Covid-19, but we will begin acting on violations now especially for the serious properties first.
  - **Senior Housing:** K. Doerr: Due to limitations caused by Covid-19, we are not able follow through on some required documentation.
  - **Rules & Regulations:** J. Morton: Sent out recap of meeting. Not inspired by Ryan's report. No commitment. Will be working on a list of priority project items to propose to B&C.
  - **IT:** E. Glapinski: All computers functioning properly. Cameras and microphones on all office computers.
- **Action Log:** We only have four items. An item will be added regarding election signs. Ed will review & give report at next meeting.
- **New Business:**

**Bessire & Casenhiser:** *Ryan Kennedy communicates:* "The golf course is open with some restrictions. Cannot open the pools yet per state orders. We have been working on the RV lots and are waiting for county approvals. We are looking into lighting and security and new wrought iron fencing. We are weeks away from the restaurant opening, however, we are looking into serving to-go items. Although we are short-staffed we will be working on weed removal on the golf course, at the clubhouse and other areas. Mr. Pugh reported that non-members have been seen many times using the golf course. Mr. Manack was notified and no reported solutions to this violation have been indicated. The blue membership cards need to be distributed, utilized and enforced to be fair to our members. We are waiting for background checks on potential employees for more golf course enforcement. We are still working on various golfing issues, but we must follow Covid-19 restrictions and golfers must comply". Discussion ensued regarding communication by TPE to homeowners. Ryan will attend RR&F meeting on 5-18-20 at 1pm.
- **Member Questions:**

- Emergency Preparedness: (Q) I know the board have previously given funding to The Emergency Prep Plans, plus we know a sizable bank account was passed on by previous stewards, can the board account for the funding it gave? (Q) What is the plan and is there an active committee? (A) A letter requesting information including the names of the officers and business plans be advised to the RR&F committee prior to May 18.
- Teasley Suit: (Q) What is the current status of the lawsuit against Andy Teasley? Also, why has there been a delay in serving him? (A) Due to the Covid-19, the courts have been closed. We are in limbo at this time. We anticipate the courts to open and this case to proceed on May 15, 2020. Other legal questions asked are privileged information and cannot be answered at this time.

- **Meeting adjourned at 11:05am**
- **10 minute break before executive session**

(Signature on file TPUOA office)

\_\_\_\_\_  
JIM MORTON, Secretary

June 10, 2020

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Date

APPROVED

