

TRI PALM UNIFIED OWNERS ASSOCIATION

Board of Directors Meeting

July 8, 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, Ed Glapinski, Jim Morton, Kirsten Doerr, Bud Rymer, Gary Burns, Marshall Pugh, Wally Tecklenburg & Harve Rosenthal.
 - **Staff:** Admin. Assist. Marcee Williams & Wendy Jardine
 - **Guests:** No guests in attendance due to COVID-19 regulations.
- **Approval of Minutes:**
 - June 10, 2020 Board Meeting Minutes – Approved by all members present.
- **President Report:** S. Barbon: Due to recent Covid-19 infections at the country club and contact tracing that has led back to the TPUOA office. We will begin taking temperatures and will log the date and time of any persons that come into the TPUOA office. Continued discussion of keeping us all safe.
- **Vice President Report:** H. Rosenthal: Spoke of members who are infected with Covid-19. Many are in quarantine for a minimum of two weeks. Projects proposed earlier this year are in progress.
- **Financial Report:** W. Tecklenburg: The June checking has \$80,932, savings is \$61,504, the CD's total \$142,285. Income was \$6,410. Transfer fee income was \$3,900. Expenses were \$16,489. Are all in line with the budget. Our income is at 66% of the annual budget and the expenses are at 49%. This year, so far, we have had 61 sales in the park. Last year at this time we had 76. Mechanics Bank will be closing the Thousand Palms office and will be moving those accounts to their Cook street location in September. Discussion of benefits in switching to another financial institution for our banking. Our insurance policies are being reviewed for renewal in August.
- **Secretary Report:** J. Morton: No report.
- **Committee Reports:**
 - **Architectural:** G. Burns: We had 21 applications, 20 were approved and one denial. No new fines began in June but, we currently have 7 homeowners being fined for architectural violations.
 - **Communications:** W. Tecklenburg: We will continue with the weekly blasts on Constant Contacts for TPUOA and B&C. The Fact-Checking retorts are being well received.
 - **Community Relations:** B. Rymer: In visiting homeowner properties for architecture matters, I have always received positive feedback from the community.
 - **CC&R:** E. Glapinski: We have approximately 175 violations. Hearings are increasing. Palm trees are required to be trimmed between July 1 and completed by July 31, 2020. It is fire season, no storage in the carports please.
 - **Senior Housing:** K. Doerr: No senior housing hearings at this time. Henry is still investigating. The committee will be meeting later this month to review the guidelines for updates and revisions.
 - **Rules & Regulations:** J. Morton: The meeting with Bessire & Casenhiser was postponed due to Covid-19. A new meeting is scheduled for later this month. M. Pugh reported: He communicated with Mark Cote, the Grounds Superintendent. The damage at tee hole #12 has been improved. Work made at tee hole #15 has shown some improvements. Management has requested from golf club members to voice their opinion of hole difficulty to report this to SCGA. Management will request response from SCGA. Wearing of masks in the parking lot and at tee hole #1 is required, as well as social distancing. H. Rosenthal reported: Restrooms at tee hole #12 on the golf course will be cleaned by Burrtec three times a week and by the maintenance crew on other days. Patio is open from 12:00 noon to 6 or 7PM. Pools are open.
 - **IT:** E. Glapinski: Updates done automatically. No issues.
 - **Action Log:** G. Burns: Discussion & review of action items to be added, updated or removed.
- **Old Business:**
 - **Teasley Status:** Sandy reported: Our attorney, Rian Jones stated that Teasley's attorney has not filed a response to our complaint, the case has been postponed to October 30, 2020. This does not affect our hearing for the motion for a Temporary Restraining Order and preliminary injunction, which is still set for August 3.
 - **Property Owners Handbook:** J. Morton: We need to include and reference senior housing rules in the handbook. Discussion of proposed changes and policies. Board members must submit their comments & suggestions to Jim by July 17, 2020. A committee will be formed to review proposed updates & changes.

- **Disaster Preparedness:** Sandy reported: We need to discuss the 'OK' signs to determine when they should be posted in homeowners' windows. A plan cannot be determined until the Neighborhood Watch, COP and Disaster Preparedness committee's meet on this issue. Bud will make contact with the heads of these groups.
- **New Business:**
 - **Fact-Checks:** J. Morton will continue to respond.
 - **Agendas:** J. Morton asks board members to submit any agenda items to him no later than the Wednesday before each meeting. This will allow timely posting of the agendas on the Friday before the monthly meetings.

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

- (Q) S Perito & H. Rosenthal: Inquired about the oleanders at Boca Chica & Varner.
 - (A) There is a water issue that is being addressed and will be fixed this week.
 - (Q) Pimm & Koval; When will the members get a vote whether or not to sue Andy Teasley?
 - (A) The Board of Directors was elected to act on behalf of the TPUOA Membership. The Board voted unanimously to initiate this lawsuit in order to protect and enforce the Governing Documents of the Association and in response to overwhelming concern expressed by the Membership
 - (Q) B. Gonzales and various other members: Is management considering refunding maintenance fees because of COVID-19?
 - (A) We have raised the issue many times. Kort & Scott are not giving any consideration of this at this time.
 - (Q) Miller: Members are having difficulty paying monthly fees when the country club office is closed and the voice mail is full.
 - (A) This will be discussed at the next Rules, Regulations and Facilities committee meeting.
 - (Q) S. Romero: Who do we contact in case of an emergency, earthquake, flood, etc.?
 - (A) We will continue to try to get these answers for you. Will keep you posted.
- **Meeting adjourned at 10:50AM**
 - Executive meeting following in 15 minutes.

(/Signature on File/HOA Office)

JIM MORTON, Secretary

August 5, 2020

Date
