

# TRI PALM UNIFIED OWNERS ASSOCIATION

## Board of Directors Meeting

September 9, 2020 - 9:00AM - **Video/Audio Meeting**



- **Call to Order:**
  - President Sandy Barbon called meeting to order at 11:25 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:**
  - August 5, 2020 Board Meeting Minutes – Approved by all members present.
- **President Report:** S. Barbon: No report.
- **Vice President Report:** H. Rosenthal: Some political signs at the park entrances have been removed.
- **Treasurers Report:** W. Tecklenburg: The August income was \$11,600, fines, \$5,221. and \$1,500 in transfer fees and \$3,500 for recovery of bad debt. Expenses were \$29,370. of which \$13,942 were legal costs. Checking account has \$27,321, savings \$61,505. CD's total \$142,331. The two CD's with TIAA Bank expire this month. We will need funds in the checking account to cover the anticipated legal costs.
  - **Motion:** To renew both of the Certificate of Deposits at TIAA Bank with the same terms. Approved by all.
  - **Motion:** To transfer \$30,000 from savings account to checking account. Approved by all.
- **Secretary Report:** J. Morton: No Report.
- **Committee Reports:**
  - **Architectural:** G. Burns: We had eleven applications, ten were approved and one pending. One violation letter issued. Three hearings; one in compliance, one is on hold and one went to fines. Eight homeowners being fined for architectural violations.
  - **Communications:** W. Tecklenburg: We may do Happenings digital for a while. Not much new. No activities. We will be contacting our advertisers to see how their businesses are going and who wants to run ads.
  - **Community Relations:** B. Rymer: Will meet with COP & Neighborhood Watch groups. Concerned with fires in California and our status to be prepared for any emergency.
  - **CC&R:** E. Glapinski: We are still having issues with carport storage, which is an extreme fire hazard. Palm tree trimming should be completed. Those who have not trimmed their palm trees will be issued a violation notice.
  - **Senior Housing:** K. Doerr: We have eight active cases. Two are missing documentation, four are in fines, two on hold. One is in eviction by the homeowners. Henry is investigating six properties.
  - **Rules & Regulations:** J. Morton: Did not meet with Bessire & Casenhiser due to family illness. H. Rosenthal: Maintenance items completed at the clubhouse as well as the men's & ladies' bathrooms and showers. Looking into getting lighting installed at the outdoor-golf parking area. Office clean up done at the Family Section pool and internet to be installed. Dead tree at the 12<sup>th</sup> hole has been removed.
  - **IT:** E. Glapinski: Everything on auto-pilot and working fine. Power outage did not cause any problems.
  - **Action Log:** G. Burns: Discussion & review of action items to be added, updated or removed. Discussion of board members and/or committee members having access to homeowners' properties for inspection.
- **Old Business:**
  - **Teasley Status:** S. Barbon reported: Next court date is September 15, 2020.
  - **Disaster Preparedness:** Meeting scheduled for 9-10-20 to discuss coordination and responsibilities with Disaster Preparedness, Citizens on Patrol (COP) and Neighborhood Watch.
  - **October General Meeting:** S. Barbon: We cannot have a meeting with this many people in attendance. Maybe we can publish committee reports in Happenings. J. Morton will check into doing Webinars for the General Meeting.
- **New Business:**
  - **Signs & Banners:** Discussion of what is allowed. Do not want to impose on anyone's First Amendment rights. All political signage must be removed 10-days after the election.
  - **Been-Verified, Tracing Services:** No interest in Been-Verified now. Jim will look for available options for us.

- **Budget Planning 2021:** Proposed \$234,000 for income and expenses of \$274,000. Income shortfall is attributable to expected lower than previously-budgeted transfer fees, CC&R fines, and late fees. The increase in forecast for expenses is attributable to anticipated increases in legal and payroll costs. Discussion of income & expense changes. No assessment changes. The 2021 annual assessment will be continued at \$95.00.
- **Election Schedule:** S. Barbon sent a proposed Election Schedule to the board to move the date for the counting of the ballots and the dates of the General Meeting and the Organizational Meeting to the end of January 2021. We needed to allow extra time for the ballots to be received and returned from those living out of the country.
  - **Motion:** To change the Election Schedule to extending the time for the ballots to be due by January 22, 2021 and ballots counted on January 25, 2021. The Board of Directors Organizational Meeting to be held on January 27, 2021 and the Annual Meeting on January 30, 2021. Approved by all.

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

- (Q) T. Steinwachs: Not all palms trimmed on TPE & CC grounds.
  - (A) The board responded: Four of the six palm trees at the Pro shop have been cut. The last two were too tall and will be cut once the trimming equipment lift can return to the park.
  - (Q) R. Simon: Questions the long golf course shutdown.
  - (A) The board agrees the long shutdown was not acceptable but there were extenuating circumstances this season with Covid-19 and the winds. It would be unacceptable for this to continue.
  - (Q) L. Styve: Underage residents enforcement.
  - (A) The CC&R's state we can enforce the "peaceful use" rule to create disciplinary actions on these individuals. We need homeowners' assistance by reporting these problem properties to us by providing dates, times and information & descriptions on what they see to we can enact these enforcements.
- **Meeting adjourned at 1:55PM**

(/Signature on File/HOA Office)

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JIM MORTON, Secretary

October 7, 2020

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Date

APPROVED