

TRI PALM UNIFIED OWNERS ASSOCIATION

Board of Directors Meeting

October 7, 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:**
 - September 9, 2020 Board Meeting Minutes – Approved by all members present.
- **President Report:** S. Barbon: We will include the “Homeowners Consent for Electronic Transmissions”, Opt-In /Opt-Out forms and the Easement Notice with the November billing statements. Discussion of mail forwarding and mailing to Canada due to the Covid crisis.
- **Vice President Report:** H. Rosenthal: Will report on access to homeowners’ property later in this meeting.
- **Financial Report:** W. Tecklenburg: The September income was \$12,067, fines, \$7,308. and \$3,600 in transfer fees. Expenses were \$20,337. of which \$5,261 were legal costs. Checking account balance \$44,062, savings balance \$31,506.; this reflects the transfer of \$30,000 from savings to checking account. CD’s total \$143,155.
- **Secretary Report:** J. Morton: Will report under Old Business.
- **Committee Reports:**
 - **Architectural:** G. Burns: We had ten applications, seven were approved and three were denied. One for dog kennel, one for large carport and one for non-approved paint color. Four violation letters sent, all for doing work without submitting an architectural application. Two hearings, one on hold and the other went to fines. Nine homeowners are being fined for architectural violations.
 - **Communications:** W. Tecklenburg: Blasts continue to be sent out each week. The editor for Happenings, Ruth Dearden, has sent out emails for articles and other information for the November Happenings, which will be digital this month. We will update the website with legal information as it becomes available.
 - **Community Relations:** B. Rymer: I met with COP & Neighborhood Watch & Disaster Preparedness to see how we can all work together now and in the future after an emergency/catastrophic event.
 - **CC&R:** E. Glapinski: The park is looking good. Sandy Tung & her group are assisting homeowners with their yard clean ups and filled two 40-yard dumpsters. Many thanks to them. Some homeowners still have not trimmed their palm trees. Discussion of RV’s and storage area.
 - **Senior Housing:** K. Doerr: We have two active cases. Four are in fines. Henry is investigating/watching nine properties.
 - **Rules & Regulations:** J. Morton: I met yesterday with Bessire & Casenhiser. B & C met with Kort & Scott. We showed them our revised CC&R’s, Property Owners Handbook and the 2% capital improvement proposals. And the amended Master Declaration proposals. They were agreeable to the updates and changes. Bessire & Casenhiser are making notes of the properties in the family section that require extensive maintenance & clean up. Large dumpsters will be made available for them to clean up properties. Marshall reported management is working on getting the golf course up & ready for play. Harve commented on all the fix-ups completed at the clubhouse. They are working on a new lunch menu. Indoor seating is still closed.
 - **IT:** E. Glapinski: Mike has checked all computers and made sure they all have the required updates. The office schematic was also updated. Everything running great.
 - **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. Under the Master Declaration, item 9.b: This gives the Architectural & CC&R Committees the right to monitor and enforce maintenance of members lots, etc. If properties must be monitored you may need to enter a property to inspect. Unless it is an emergency, a 3-5 day notice should be provided before any committee member enters the lot, but is not necessary. But, we do want to respect homeowners privacy. Knocking on the door is not trespassing. We cannot trespass when a homeowner asks us to not enter their property,
 - Due to the recent increases in Covid-19, only committee board members will be able to attend meetings in the conference room. No committee members shall attend any meetings in the conference room. Any contact will be made through email or by phone.

- **Old Business:**
 - **Teasley Status:** S. Barbon reported: Preliminary Injunction was issued by the court.
 - **October homeowner information meeting (Webinar discussion):** J. Morton: Still investigating. It is through Zoom.
 - **Finalize 2021 Budget:** W. Tecklenburg: Budget for 2021 will be \$272,185. The annual assessment will remain the same at \$95.00. The board agreed, due to a difficult year for many, to not increase the assessments but rather supplement assessment income with a \$10,000 contingency fund transfer.
 - **Motion:** To approve the Budget for 2021, \$272,185. – Approved by all
 - **File Policy & Procedures discussion:** J. Morton: Discussion of the security of homeowners files.
 - **Collections Policy & Procedure discussion:** J. Morton: Discussion of details of bad debts, etc. Will discuss further with our CPA. S. Barbon: Retention of documents & historic items..
 - **Projector Use Policy & Procedures discussion:** J. Morton: Discussion of projector use. A deposit and a nominal rental fee will be charged. All items will be inventoried to assure return of all components.
 - **New Business:**
 - None.
- Member Comments or Questions:** (Q) = Question; (A) = Answer; (C) = Comment
- (Q) Ms. Monahan: How will Canadians get mail during Covid?
 - (A) The information has been distributed, members can contact the Thousand Palms Post Office at 760-343-3428.
 - (Q) S. Tung: What is the process for handling distressed/abandoned properties?
 - (A) All situations are handled on a case by-case basis. And legal action is pursued if/when appropriate. The county advice offered referencing liens appears to support CID's associations and is not particularly applicable to TPE.
 - (Q) A. Tibbetts: Why are all the briefs not posted on the website?
 - (A) The website is updated as documents are provided to us from our attorneys.
- **Meeting adjourned at 12:30PM**

(/Signature on File/HOA Office)

Nov. 11, 2020

JIM MORTON, Secretary

Date