

# TRI PALM UNIFIED OWNERS ASSOCIATION

## Board of Directors Meeting

November 11, 2020 - 9:00AM - **Video/Audio Meeting**

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- **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, Kirsten Doerr, Bud Rymer, Gary Burns, Marshall Pugh, Wally Tecklenburg & Harve Rosenthal. Jim Morton was absent.
  - **Staff:** Admin. Assist. Marcee Williams & Wendy Jardine
  - **Guests:** No guests in attendance due to COVID-19 regulations.
- **Approval of Minutes:**
  - October 7, 2020 Board Meeting Minutes – Approved by all members present.
- **President Report:** S. Barbon: A salute to our veterans today. Submission for nominations for the upcoming 2021 election will end on November 15, 2020. Discussion of nominees and the election process. Sandy Barbon and Gary Burns will not be running for the board for a second term.
- **Vice President Report:** H. Rosenthal: I believe the board has done a great job over the last few months and we are very proud of our association and what has been accomplished.
- **Financial Report:** W. Tecklenburg: The checking account balance as of Oct. 31, 2020 was \$38,223; savings \$31,506. Income was \$23,281 which included \$15,720 for recovery of bad debt, \$4,387 in fines and \$2,100 in transfer fees. Expenses were \$23,724. of which \$5,645 in legal costs and \$2,785 for postage. We are slightly overbudget in legal expenses as well as postage. Accounts receivable is \$224,000 over 90-days. \$8,818 in 2021 assessments received.
- **Secretary Report:** J. Morton: No Report.
- **Committee Reports:**
  - **Architectural:** G. Burns: We had 16 applications, 12 were approved and three were denied. Two violations, no hearings and two went into fines. Will give courtesy calls to schedule a meeting with those homeowners who are ready for their final project inspections. Discussion of policies & procedures. The internal architectural procedures will be updated to provide clarity.
  - **Communications:** W. Tecklenburg: November Happenings is digitally available on the TPUOA website. There are zoom meetings but no club meetings. Will send out a blast this week.
  - **Community Relations:** B. Rymer: Bud remarked of the positive feedback received from homeowners on the architectural project final inspections.
  - **CC&R:** E. Glapinski: We've had a decrease in violations. To the community-Great Job!
  - **Senior Housing:** K. Doerr: We have four homeowners in fines. Two hearings are scheduled for violations. One on hold for further documentation. Two caregiver applications were denied. Henry is investigating/watching eleven properties.
  - **Rules & Regulations:** H. Rosenthal: I do not have any update information on the status of the 2% capital improvements issue. The patio is open but we are still on County restrictions. Lots of improvements have been completed. Tina & Ryan are working on clubhouse protocol. They need more focus on employee courtesy. M. Pugh: Reported the golf course opened on Nov. 7 for owners only. The course is not heavily populated. New ball retrievers have been installed for safety. Greens are terrific. The Super is doing a great job. Need to determine why cards are not being regularly issued. Management needs to determine procedures for the golf course and the RV storage lot. These issues will be discussed at next RR&F Meeting.
  - **IT:** E. Glapinski: The Happenings computer is running slow. VPN recommended. VPN costs and other information to be investigated. The main, file server office computer (z-drive) will be moved to a secure location.
  - **Action Log:** G. Burns: Discussion & review of action items to be added, updated and/or removed.
- **Old Business:**
  - **Teasley Status:** S. Barbon reported: A Conference for setting the trial date will be in March 2021.
  - **November homeowner information meeting (Webinar discussion):** S. Barbon: Still investigating.
- **New Business:**

- **Canadian Mail:** We had 33 Canadian mailings for the 2021 assessment that have been returned. Discussion of how to get the ballots to 2021 assessment billings to the Canadian homeowners. All Canadians must handle their own forwarding status procedures. This is their responsibility.
- Board vote to mail all ballots to Canadian owners in Canada; 6 votes Nay, 2 votes Yea. We will mail to Canada only if they specifically request their mail to be sent to Canada.
- **Easement Letter:** A copy of the Easement Notice that is posted on our website was included in all the owner mailings for review by those whose property includes an easement.

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

- (C) C. Tiffany: Commented that the RV storage area has not had any improvement to be more secure.
- (A) A temporary allowance was given to RV owners to park their RV's on their own property however, this ended on November 1, 2020. We must direct concerns to TPE. This will be discussed at the next Rules, Regulations & Facilities Committee to discuss further with management.
- (C) D. Graham: The accumulation of trash at the corner of Monterey and Ramon is unacceptable. Management states that this is an easement on his land and that he is responsible for keeping it maintained. He has been in touch with Riverside County and believes this is TPE land.
- (A) This issue will be turned over to the Rules, Regulations & Facilities Committee to discuss further with management.

- **Meeting adjourned at 11:00AM**

Executive session to meet in 15 minutes.

(/Signature on File/HOA Office)

Dec. 9, 2020

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SANDY BARBON, President

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Date

