

TRI PALM UNIFIED OWNERS ASSOCIATION

Board of Directors Meeting

March 10, 2021 - 9:00AM - **Video/Audio Meeting**



- **Call to Order:**
 - President G. Marshall Pugh called meeting to order at 9:00 a.m., a quorum was established.
- **Attendance:**
 - **Board Members:** G. Marshall Pugh, Ed Glapinski, Bud Rymer, Wally Tecklenburg, Jim Morton, Harve Rosenthal, Kathleen Caya & Ruth Dearden. Kirsten Doerr absent.
 - **Staff:** Admin. Assist. Marcee Williams & Wendy Jardine
 - **Guests:** 17 guests in attendance via Zoom.
- **Approval of Minutes:**
 - February 10, 2021 Board Meeting Minutes. Approved by all.
- **President Report:** G.M. Pugh: Committees are communicating with local & regional management to anticipate when they can begin the opening of the country club amenities. We are awaiting to hear from our attorneys on the results of the Teasley Trial settlement hearing.
- **Vice President Report:** H. Rosenthal: Everyone should continue to follow the Covid protocol by wearing masks, distancing 6 feet apart, get vaccinated, etc.
- **Financial Report:** W. Tecklenburg: The checking account balance as of the end of February 2021 was \$105,339; savings \$31,507.; CD's \$144,451. February income was \$17,753, of which \$12,000 was for assessments, 2,200 in Transfer fees and \$750 in late fees. Operating expenses were \$16,559. Recommend we cash in the \$30,000 CD with Mechanics Banks at maturity on April 27, 2021 & deposit those funds into savings account to manage our low cash flow that typically occurs during the last quarter of the year. Will let the second \$30,000 CD at Mechanics Bank roll over into another 25-month term. We approved seven applications for assistance in February. Two other applicants needed to submit additional information which have been completed and asks the board to accept these applicants along with one additional applicant, in executive session for approval. We have \$2,649. in assessment assistance funds. The Collections Committee will meet on March 15 to review & discuss the delinquent accounts receivable to plan the actions for collection and legal action. Mr. Beck, our Certified Public Accountant has all the 2020 financial information to complete the tax returns and issue his report for 2020. The annual financial report will be available by the end of March. It will be announced to homeowners and available on the website.
 - **Motion:** To cash in the \$30,000 Certificate of Deposit with Mechanics Bank at maturity on April 27, 2021. To deposit those funds in the savings account. Approved by all.
- **Secretary Report:** K. Caya: We did receive quite a few inquiries on when homeowners can expect to get access to the country club facilities for themselves & guests. Participated in staff reviews. Working on proposed revisions for Property Owners Handbook. Working on article for Happenings on rental rules.
- **Committee Reports:**
 - **Architectural:** B. Rymer: In February 25 applications were received. 24 were approved and one denied. Three violations, one hearing and no fines.
 - **Communications:** W. Tecklenburg: Sent out a couple blasts, one for Bessire & Casenhiser pertaining to the restaurant opening & hours. R. Dearden: The April issue of Happenings will be printed in addition to digital. Reminder to committees to submit your articles.
 - **Community Relations:** B. Rymer: No report.
 - **CC&R:** E. Glapinski: Slight increase in violations, storage in carports and disabled vehicles. Carports should be clear of storage and debris. This is a fire hazard and invites crime. With the upcoming rain, we have to be cognizant of the weeds sprouting up.
 - **Senior Housing:** E. Glapinski: We have eleven cases pending. Six in fines. Five properties under observation.
 - **Rules & Regulations:** J. Morton: Met with Scott Bessire & Ryan Kennedy yesterday. We have communicated directly with Shenandoah Ventures, LP, a limited partnership of Kort & Scott. We informed them we are not happy with the management of the park. They are in violation by not providing us with a professional golf, recreational management company as stated in the settlement agreement. The dog park has been rented to a company for agility training. That agreement will not be renewed. Per Riverside County, the country club must have protocols in place for pool use. Pools will be open to guests on March 16, 2021. They are planning to landscape & clean up on the corner of Monterey & Ramon and other areas within the park. TPUOA & Management agreed to the 2% capital improvement description to be referenced as the same description shown in the IRS code, and how those projects will be monitored on an ongoing basis. The CC&R's, the Property Owners Handbook and the Master Declaration are being amended. They will be submitted to the

membership for approval. H. Rosenthal: The clubhouse to be open Tuesday through Saturday from 2pm to 8pm. Lot's of work has been done in and around the country club. M. Pugh: Sand traps need some fixing. The Par 3 is old and need some repairs also.

- **IT:** E. Glapinski: Mike Morrissey installed the express VPN software. The Happenings computer had some software issues with Adobe that Mike is working on. One of the office computers may need some work or replacement.
- **Action Log:** K. Caya: Discussion of issues remaining on the Action Log for too long. Removed closed items. Made updates. Further discussions of ongoing actions.
- **Old Business:**
 - **Teasley Status:** G.M. Pugh: Lawsuit ongoing. Awaiting the outcome of the Trial Date Settlement date.
 - **Collections Policy & Procedure:** Deferred to next month.
 - **OSHA:** G.M. Pugh we obtained information from other HOA's to create our own. In progress.
 - **Nuisance Violations/Policies:** E. Glapinski: Policy will be created for this violation & brought to next meeting.
 - **Use of collection agency:** M. Pugh: To be discussed with the Collections Committee.
 - **Flags & Banners:** E. Glapinski: Discussion of defining the rules regarding types of flags/banners and when they are allowed to be displayed. CC&R Committee to create policy wording to bring to the next meeting.
 - **Vehicle Storage:** E. Glapinski: We propose to allow vehicles to be parked in designated parking areas only, driveway, garage, carport or on the street, not on lawns, gravel, etc. No sleeping in any vehicles/RV's at any time. Discussion of other vehicle issues. Policy will be created & brought to next meeting.
- **New Business:**
 - **Discuss Membership Meeting - Zoom:** G.M. Pugh: The General Meeting on Saturday will be held via Zoom. We will present a slide-show/PowerPoint presentation at the meeting. Member response has been good at prior Zoom meetings.
 - **Cleaning Person for TPUOA office:** J. Morton: We had lost our cleaning person due to Covid and the office staff has been cleaning the office themselves. We need to find a new cleaning person that follows Covid guidelines to keep office staff safe.
 - **Motion:** To seek & acquire a cleaning person for the office twice a month. Approved by all.
 - **QuickBooks-current version is 5 years old:** J. Morton recommends the most current version be purchased.
 - **Motion:** To purchase current 2021 version of QuickBooks desktop for the office. Approved by all.
- **Member Comments or Questions:** (Q) = Question; (A) = Answer; (C) = Comment
 - S. Barbon: (C) With regards to the flooding issue in the Tubac area, Luke Salerno may be contacted for the information he has in dealing with this ongoing problem.
 - **T. Hughes:** (C) Believes the Supreme Court allows political signs as a freedom of speech. Will send us some of the Supreme Court Rulings for your review. **M. Pugh** (C) State & County rules may be more restrictive than the Federal Laws. Please send us your rulings. (Q) How many small claims actions have been filed over the last 2 years. (A) **W. Tecklenburg:** I don't have that information at this meeting, but there were not many in 2020 due to restrictions and court closures due to Covid. This will be provided at the next meeting.
 - **H. Heck:** (C) We are new owners and would like to compliment the board and the committee members and it's great to see the work you are doing.
 - **R. Vanlerberg:** (Q) You (Ed) mentioned unlimited flags in the back yards. Is that for yards facing the golf course? E. Glapinski: (A) Sorry, that was a joke. No unlimited flags.
 - **T. Hughes:** (Q) Since you are not ruled under Davis-Stirling what are you governed under? **J. Morton** (A) We are governed under the California corporations code as a Non-Profit Mutual Benefit corporation.
- **Meeting adjourned at 11:30AM**

Executive meeting to follow in 15 minutes at 11:45AM.

(/Signature on File/HOA Office)

KATHLEEN CAYA, Secretary

April 7, 2021

Date