

# TRI PALM UNIFIED OWNERS ASSOCIATION

## Board of Directors Meeting

May 5, 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, Harve Rosenthal, Sandy Barbon, Kathleen Caya, Ruth Dearden & Kirsten Doerr.
  - **Staff:** Admin. Assist. Marcee Williams
  - **Guests:** 9 guests in attendance via Zoom.
- **Approval of Minutes:**
  - April 7, 2021 Board Meeting Minutes. Approved by all.
- **President Report:** G.M. Pugh: Sandy Barbon replaces Jim Morton's term. Thank you to Jim Morton for all his work on the board. Special "Thank you" to all our volunteer organizations in the park, C.O.P., Community Camera Project, Neighborhood Watch, Disaster Preparedness, various membership clubs, S.A.V. Sandy's Army, Helping Hands, etc. Please help these groups by donating your time or funds. Your Board of Directors are also volunteers who donate their time weekly to resolve issues affecting our community.
- **Vice President Report:** H. Rosenthal: It's been a tough year for everyone but we are recovering. The community continues to grow. Looking forward to continuing our communications with management to insure the quality of life in the park.
- **Financial Report:** W. Tecklenburg: The checking account balance as of the end of April 2021 was \$90,695; savings \$63,157.; Two of our \$30,000 CD's matured. One of them was cashed and deposited into our savings account. The other was rolled-over. CD's total \$113,069.. Income was \$9,774, which mostly consisted of \$4,800 in transfer fees, \$3,150 in late assessments and \$778 in fines. Expenses were \$21,710. All in line with the budget. The Collections Committee has identified 23 accounts that are subject to legal action and that will occur withing the following weeks. Our annual CPA Report was received on May 4. It will be available to our members on May 7 when it is posted on our website. A blast will also be sent with a link. Printed copies are available in the office. The new legislation, Bill AB2912 requires a monthly review by boards of financial statements, which we have always done. It also requires the review of the check register, general ledger and accounts receivable on a monthly basis. Verify that any funds transfer of \$10,000 or more has board approval. We also must have our fidelity insurance in effect. We comply with all of these.
- **Secretary Report:** K. Caya: Thanks to all of those that have submitted questions in response to our blasts. Most of the time I can respond timely, however there are times when I need to confer with the board. Thus a delay in responding. We need to purchase another file cabinet for the office. The cost is approx.. \$474. The best price found.
- **Committee Reports:**
  - **Architectural:** B. Rymer: In April 19 applications were received & all were approved. Three violations, two hearings and no fines. We have visited properties wherein the residents have questions with their project. Everyone we have communicated with on their projects are very nice.
  - **Communications:** R. Dearden: We would like homeowners to submit their questions and comments to the email address shown in our blast memo and not "reply" to the blast email address. We had been assisting Bessire & Casenhiser by sending out blasts for their management. However, homeowners are responding to TPUOA and not to Bessire & Casenhiser, thus their inquiry is not getting to the proper entity/person. TPUOA will continue to send two blasts a month to keep everyone informed. Marshall: The Country Club has their own website: tripalmcc.com and it is being monitored and responses are received.
  - **Community Relations:** B. Rymer: No report.
  - **CC&R:** E. Glapinski: There are a number of new violations. Responses to violations letters have increased. Still lots of storage in carports.
  - **Senior Housing:** K. Doerr: The compliance officer is monitoring nine properties. We have seven properties in fines & four upcoming hearings. Remember when renting your property, the TPUOA office requires Age Verification & photo ID from each renter along with a copy of the rental agreement. Must be 55+.
  - **Rules & Regulations:** H. Rosenthal: We met with B&C and Alex Segal who represents Kort & Scott, owners of the country club & amenities. We still need professionals to manage the restaurant and golf course. Hours of operation are also an issue. M. Pugh: The running of the golf course & restaurant was working great, now not so much. We are not getting proper management of the golf course. The Golf Course will close on 9-1-21 and open on 11-1-21.

- **IT:** E. Glapinski: All systems are working fine.
- **Action Log:** K. Caya: Each board member will review the Action Log and let Kathy know of any changes.
- **Old Business:**
  - **Teasley Status:** G.M. Pugh: We go before a judge on May 25, 2021. Probably via video conference.
  - **Dog Park:** M. Pugh: This was addressed last month. The agility trainers have submitted an application for their club. Management will be asked to create a small dog area and a large dog area, along with some other improvements in these areas. This should be considered a capital improvement.
- **New Business:**
  - **None**
- **Member Comments or Questions:** (Q) = Question; (A) = Answer; (C) = Comment
  - S. Tung: (C)They are still collecting for recycling. We are doing a joint effort to assist C.O.P. & Helping Hands. This raises funds for our community We have a central location at 33-100 Westchester. We appreciate your recycling contributions and volunteers are welcome. (Q) How can Helping Hands deliver 34 fresh, hot, homemade meals to our needy neighbors every night, but the country club only serves a hamburger & a bag of chips? (A) M. Pugh responded that they are meeting with B&S for further discussion on this subject. He will also inquire if the social kitchen can be used to help keep daily meals going out to our disadvantaged neighbors. (Q) Was anything done about the storage facility fencing? There are cameras, but possibly more are needed. We need a block wall. The chain link is not working. (A) H. Rosenthal: Yes, the damaged fence has been addressed. Management is aware of the damage.
  - Don: (C) Comments that he appreciates the B&C portal. The restaurant used to be great and it's sad to hear it's not being utilized as it should.
  - T. Hughes (Q) Wants to discuss fines on his account. (A) K. Caya responded that this will be discussed in executive session.
- **Meeting adjourned at 10:12AM**

Executive meeting to follow in 15 minutes at 10:25AM.

(/Signature on File/HOA Office)

June 9, 2021

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KATHLEEN CAYA, *Secretary*

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Date