

TRI PALM UNIFIED OWNERS ASSOCIATION

Board of Directors Meeting

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



- **Call to Order:**
 - President G. Marshall Pugh called meeting to order at 9:08 a.m., a quorum was established.
- **Attendance:**
 - **Board Members:** G. Marshall Pugh, Ed Glapinski, Bud Rymer, Wally Tecklenburg, Sandy Barbon, Harve Rosenthal, Kathleen Caya, Kirsten Doerr & Ruth Dearden
 - **Staff:** Office Manager Wendy Jardine
 - **Guests:** 18 guests in attendance via Zoom.
- **Approval of Minutes:**
 - May 5, 2021 Board Meeting Minutes. Approved by all.
- **President Report:** G.M. Pugh: The board acknowledges the many contributions of former secretary Jim Morton. He will be greatly missed. A professional facilities and golf course management company, Western Golf, will take over management of Tri Palm Estates and Country Club on July 1. More information should be coming very soon. Board members participated in a court-ordered mediation on the Teasley matter. Results are still confidential.
- **Vice President Report:** H. Rosenthal: Thanks to everyone for their support in all we are going through – will have more to say in the RR&F report.
- **Financial Report:** W. Tecklenburg: The checking account balance as of the end of May 2021 was \$81,501; savings \$63,157.; CD's \$113,070. May income was \$20,020, which included \$9,000 in Transfer fees, \$385 in late fees, 10,435 in fines and \$200 in bad debt recovery. Total expenses were \$23,532. We filed 11 liens totaling \$14,910, including \$1,650 in assessments. We are working with insurance brokers for quotes on our insurance policies.
- **Secretary Report:** K. Caya: We are all sad to see Andrea Ochoa, our very able, seasonal receptionist and assistant, leave us. She has obtained full-time employment and will not be returning in the fall. We've also been busy looking at our filing structure and assessing potential improvements. May need to consider digitizing of our important association files and secure cloud storage.
- **Committee Reports:**
 - **Architectural:** B. Rymer: In May 23 applications were received. 21 were approved and two denied. Conducted 8 home visits to advise/assist homeowners in planning their projects.
 - **Communications:** W. Tecklenburg: Happenings on hiatus for the summer – the final printed edition is still available at the office, clubhouse, and on-line. Bi-weekly “blasts” have resumed. According to our communications company, Constant Contact, we have had 52 campaigns this year with an opening rate of 54%. Many times there is very important information in the blast, so we'd like to get a better opening rate.
 - **Community Relations:** B. Rymer: The 90th birthday celebration for Alice Tibbetts is coming up on June 26. Marsh will be acting as MC, and there will be presentations and food available.
 - **CC&R:** E. Glapinski: Number of violations and hearings were down this month – the park is looking pretty good. Carports storage remains a big concern. This is a fire hazard and invites crime. Reminder that palm tree trimming season is upon us.
 - **Senior Housing:** K. Doerr: 15 properties are being watched for reported underage persons on premises. We continue to monitor advertisements for rentals which do not specify that tenants must be 55 or older.
 - **Rules & Regulations:** G.M. Pugh/H Rosenthal: The board has been actively negotiating with management because of our concerns about how TPE was being managed. We stressed that we need a professional golf course and facilities management company. After many months, we have finally gotten assistance from Kort and Scott, who have contracted with Western Golf to manage all aspects of our facilities, including the golf course, restaurant, and other recreation. They will begin interviewing candidates for needed positions on June 21st. All current employees who wish to remain here will be interviewed, along with other interested parties. The RR&F committee would like to see the new managers hold an open forum in July so that owners can meet them and ask questions. We're hoping to begin in-person RR&F meetings soon with the clubs as well. Please give this new company time to work through the details of opening and running TPE. There are bound to be some snags and difficulties, but we believe they can be worked through. We want to create a means of communication so that concerns from members can go through the committee who can coordinate requests and complaints. There will be on-line access to tee times at the pro shop. There will also be a communications vehicle from Western Golf for owners to see what events are happening, restaurant specials, etc.
 - **IT:** E. Glapinski: Everything is running smoothly. Still looking at possible machine replacements.

- **Action Log:** K. Caya: Went over action log and made some updates and happily removed some items because they were done. We discussed in some detail the flooding issue that affects so many. Appears there are many facets of the problem and we are hoping to get some assistance from the county and the utility companies. Will require a coalition of homeowners, TPUOA, TPE, the county and the utilities to make headway. Difficult and complicated problem.
- **Old Business:**
 - **Teasley Status:** S. Barbon: Mediation was held. Because of the court-ordered confidentiality agreement we all signed, we are not allowed to talk about this until everything has been signed and it is entered into the court records. This is still in progress.
- **New Business:**
 - **Owner directory/Phone Book:** R. Dearden: People have been asking why the Tri Palm directory is no longer produced. This was produced by an independent person, financed by selling ads. That person quit doing it several years ago. Lots of discussion about privacy issues, costs, labor. Ruth will survey owners to determine interest and potential participation, and try to estimate possible costs.
 - **Important Senate Bills:** S. Barbon: Senate bills 9 & 10 have potential consequences for R1 zoned lots – 9 will allow adding an additional residence to any lot zoned for a single resident; 10 will allow owners to add a 4-unit apartment building to their lot. There is also a bill SB391, which effects the ability of organizations to conduct meetings electronically (e.g., Zoom). E. Glapinski: Chad Mayes is sponsoring a bill (AB1021) to require IID to have Coachella Valley representatives on their board – IID says they will leave CV if required to do so, which would leave us with So Cal Edison and much higher prices for electricity.
 - **TPUOA Election Materials:** S. Barbon distributed a proposed election schedule for this year and asks members to review and comment. There is a provision in the by-laws that allows us to do an election by acclamation if the number of candidates is not greater than the number of open positions on the board. It would be a substantial saving in time and money if we were to do that. Board will discuss further.
 - **Re-opening of TPUOA Office:** K. Caya discussed the reopening of the office on June 15. Unvaccinated people should wear a mask when entering office. A sign will be posted out front. Summer hours will be 9-3 this year, ending Oct. 15
 - **Switch back to In-person Meetings:** After discussion, board decided to remain virtual for the July meetings. There is generally a hiatus of meetings in August, and we would plan to resume primarily in-person meetings in September. The board room will be slightly reconfigured to allow zoom to be incorporated for those who are unable to attend in person.
- **Member Comments or Questions:** (Q) = Question; (A) = Answer; (C) = Comment
 - C. Ace: (C) Would like to do a drive-through spaghetti dinner to benefit Helping Hands. She will have to get permission from TPE to do that – TPUOA has no jurisdiction over the facilities.
 - **A. Tibbetts:** (C) 90th Birthday celebration at the clubhouse will be a benefit for COP. There will be some Portuguese foods to taste in honor of Alice's heritage. It will take place Saturday, June 26 from 2-5 pm, RSVPs necessary, \$5/person donation
 - **T. Hughes:** (C) Believes that our rule about the timeframe for political signage illegally curtails his freedom of speech. Was told to submit his cases to us for review, but we are enforcing the Riverside County rules for political signage and believe we are obligated to do so. We will review provided information and get back to Mr. Hughes by mail when we have a conclusion.
- **Meeting adjourned at 11:15AM**

Executive meeting to follow in 15 minutes at 11:30AM.

(/Signature on File/HOA Office)

KATHLEEN CAYA, *Secretary*

July 7, 2021

Date