

TRI PALM UNIFIED OWNERS' ASSOCIATION

Board of Directors Meeting

November 10th, 2021 - 9:10AM



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- **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, , Sandy Barbon, Harve Rosenthal, Kathleen Caya & Ruth Dearden, Kirsten Doerr •
 - **Absent:** Absent: Bud Rymer, Wally Tecklenburg. Ed Glapinski (resigned)
 - **Staff:** Kelly Nelson
 - **Guests:** Approx.4 guests in attendance.
 - **Approval of Minutes:**
 - October 6th, 2021, Board Meeting Minutes. Approved by all.
 - **President Report:** G.M. Pugh: Homeowners meeting on Oct. 13th, I will read this report in its entirety at the Homeowners meeting on Saturday. Condensed version is we need to reflect and take a step back. Things are changing there is no longer a normal. I like what I see so far from Western Golf, it is not perfect yet but it's looking right. Western golf biggest step is collecting old monies from past due. Moving forward with collections. Maintenance is a huge cost. Re-shaping is ongoing in the Bar and restaurant. Comments are invited.
 - **Vice President Report:** H. Rosenthal: Reflection on the Next-door app. About a week ago it became public, the symbol for next door App on the New York Stock Exchange is KIND. Encourage people to be positive and not negative all the time. More can and will can be accomplished with positive and kind feedback
 - **Financial Report:** H. Rosenthal: : H. Rosenthal: At Oct 31st, our checking account balance was \$86,780 and we had a balance of \$63,159 in the Savings account and Reserve Funds of \$113,070 in Cash Deposits. For October: - Income was \$31,287 which consisted of \$4,818. Recovery of bad debt \$23,192 in Fines and, \$1,500 in Transfer Fees. Expenses were \$17,341 all in line with the budget, our expenses were offset by \$30,000 received from the Teasley Judgement to counterbalance our previous legal expenses. In reviewing our Accounts Receivable We have \$261,043 over 90 days, with eight accounts over \$10,000• This summer we filed twelve new Small Claims with the courts and eleven new Liens, two accounts are on payment plans. We have collected \$20K in the last 60 days of Bad debt from escrow sales and \$2,500 in judgements from small claims court. The 2022 Assessment invoices for \$110 per lot have been mailed out. 261 Owners have already paid their assessment and sixteen owners added a donation towards our Assessment Assistance Program. This is most appreciated, and this generosity will support the needy among us who qualify for support.
 - **Secretary Report:** K. Caya: TPUOA Office is now fully staffed with Kelly Nelson Member services P/Tand Elaine Eagle Reception/Administrative assistant is P/T seasonal. Office is running great although a few things need to be ironed out and cross training.
 - **Committee Reports:**
 - **Architectural:** H. Rosenthal H. Rosenthal October we had 25 applications, 2 were denied and 23 approved. 14 owners are currently in fines and there were 2 hearings. The committee does meet every 2 weeks. If there is a time sensitive request, we can and will push it thru before the scheduled meeting. There is an authorized paint book in the office. It is Edward Dunn paints however if you have a different brand and its close to one in the book it is no problem.
 - **Communications:** R. Dearden: We have had 2 exceptional issues of "Happenings". If you have an email address on file you will receive the blast to your email and blasts are posted on next door. We accept articles and pictures for our issues. We appreciate that.
 - **Community Relations**
 - **CC&R:** K. Doerr: Just a reminder that holiday lighting must wait until the day after Thanksgiving to go up. All renters must provide an Age verification form, photo ID and rental agreement. We can't speak to the renter about any violations, we can only speak to the owners on file.
 - **Senior Housing:** K. Doerr: Still, several underage violations but the committee is actively working these cases. (Age verification and underage) This is an ongoing problem so if you do live next to someone who is underage, please call the office you can remain anonymous.

- **Rules & Regulations:** H Rosenthal Golf courses are open and are in fantastic condition. Next week Western Golf will have various trees trimmed. This Friday they will have Karaoke on the patio. (Not every Friday). They currently have a wide variety of foods (not just deep fried). Wi/Fi is working throughout the communal areas. They have upgraded the POS system and there will be 4 places to order and pay for food and drinks out in the pool area. Western Golf is securing the R/V park. They are trying to stay on top of things.
- **IT:** G.M. Pugh – Mike Morrissey our volunteer is installing new software on the new computer. Everything is backed up and running smoothly. We Thank Mike for all his demanding work and keeping things running smoothly.
- **Legal:** S. Barbon: Board nominations close November 16th. Please encourage the community to nominate themselves or others. Qualifications are to be in good standings. Today, Nov. 10th, 2021, is the last day bring in any new bylaws. -None-
- **Policies and Procedures:** S. Barbon: Last month I brought several policies and procedures for review:
 - Making new policies
 - Collection monies and arrears
 - Director Replacement
 - Use of TPUOA conference room
 - Disciplinary measures (Monetary)of CC&R and Arch
 - Retention of Litigation
 - No changes I move to keep these procedures- motion-second-Approved.
- **Disaster Preparedness:** R. Deardon: Currently working on getting up to date and current. I do plan on having a Power Point on disaster preparedness to present in the middle of December. The county will be invited to speak on disaster preparedness and offer some training. We are always looking for qualified volunteers to assist with this mandatory large project. Currently have 5,700.00 in the disaster preparedness account. RR&F and ownership will be splitting the cost of getting electricity to the disaster locker.
- **Old Business:**
 - Bylaws:** S. Barbon: Bylaws were sent out to be voted on, 2 changes 1 incorrect use of a word and 1 misspelled word. (Individual notice means mailed to each person, which was changed to general.) Special circumstances did have to go this year because of this.
 - **New Business:** Western Golf (Kort & Scott property) is still cleaning up Westchester & Monterey. Trimming all the trees on the golf course.
- **Member Comments or Questions:** (Q) = Question; (A) = Answer; (C) = Comment
- **RV lot.** (C) Great job to Lisa Styve for the assistance in the person trying to get over the wall into the RV storage lot.
- (C) Letter was received from Mr. & Mrs. Kohl, concerning Owner or Recreation/Maintenance fees. Western Golf will address this.
- (Q) Who is responsible to oversee the restaurant? (A) A food & Beverage manager hired by Western Golf; the restaurant is a free-standing entity.
- (Q) What happen to having compliance use a golf cart to see properties from the golf course? (A) That has been approved and the golf cart will be provided by Western Golf.
- (Q) Do you have to be a full-time resident to run for a position on the board. (A) No, you do not, just in good standing.
- (Q) Have we considered a card keying system? (A) that something that Western Golf needs to address.
- (C) May of every year the Property Owners Handbook gets reviewed and updated.
- **Meeting adjourned at 10:24AM**

Executive meeting to follow at 10:45AM.

KATHLEEN CAYA, *Secretary*

Date