

TRI PALM UNIFIED OWNERS' ASSOCIATION

Board of Directors Meeting

May 11th, 2022 - 9:00AM



- **Call to Order:**
 - President Patrick O'Brien called meeting to order at 9:00 a.m., a quorum was established.
- **Attendance:**
 - **Board Members:** Patrick O'Brien, Harve Rosenthal, Kathleen Caya,, Kirsten Doerr, Bud Rymer, Will Gonzalez and Andy McNab via landline.
 - **Absent:**
 - **Staff:** Kelly Nelson
 - **Guests:** 2 in attendance.
- **Approval of Minutes:**
 - April 2022, Board Meeting Minutes. Approved by all.
 - **President Report:** P. O'Brien: We are trying to establish a working relationship with COP, Sheriff and the neighbor hood watch. We have a meeting scheduled with Sgt. Gillery. The HOA wants and needs to be proactive. Moving forward with the 2% we met 2 weeks ago and have requested a full digital copy of the 2% settlement.
 - **Vice President Report:** H. Rosenthal – Nothing to report.
 - **Financial Report:** A. McNab: No report due to personnel on emergency leave. The community has been informed of the delay.
 - **Secretary Report:** K. Caya: Revised (new & old) Property Owners Handbook is on the website. No blast has gone out since Marcee has been on emergency leave. She is due to return tomorrow, and cross training will be needed for cases like this.
- **Committee Reports:**
 - **Architectural:** B. Rymer: April we had 13 applications submitted. 13 approved, 0 Denied, 1 hearing which was resolved. 4 courtesy letters went out to resolve discrepancies before we send the violation letter.
 - **Communications:** K. Caya: As I mentioned before cross training is needed so that our "Blasts" aren't interrupted.
 - **Community Relations:** B. Rymer: Nothing to report.
 - **CC&R:** K Caya: Weeds are coming up like crazy. There are a lot of repeat offenders and then complain that they are being harassed. Nuisance is outlined in the new property owner's handbook. A blast will go out and it will come into effect June 1st, 2022. Indoor furniture being stored outside is also on the rise.
 - **Senior Housing:** K. Doerr: Compliance Officer is currently monitoring 13 properties for mostly underage.
 - **Rules & Regulations:** H Rosenthal; Restaurant was able to offer quite a few special events that went well. (Derby day, Mother's Day) even without a full staff. In the future the restaurant will offer breakfast a few days a week to see if there's a need for that. The golf course is constantly being worked on to maintain a great standard. The pro shop will go to summer hours soon. They have been talking about cleaning up the family section so that will soon.
 - **IT:** K. Caya – No report was received.
 - **Legal:** W. Gonzalez: I have called Epstein Legal several times and am waiting for a call back.
- **Old Business:** None to report.
- **New Business:** P. Obrien **MOTION:** Appoint Ed Glapinski to the Board of Directors. Approved by all. Welcome back Ed.
- K. Doerr- Summer hours for the office: **MOTION** to change the hours to close at 2pm. Staff has several hours that need to be used so this would allow them to use that time off. We would need to change the sign, answering machine and send a blast out prior to the change. I propose this start Monday May 15th, 2022. All in favor. Approved.
- P. O'Brien: Already spoke about this but, Riverside County sheriff and HOA and neighborhood watch and COP in a collaboration would like to target theft, prostitution, drugs and even speeding.

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

C- Alice Tibbitts: IID electric boxes are failing. (Mentioned on next-door). I know that Riverside County has 10million dollars set aside to help unincorporated areas. Maybe we could query them and see about grants or cost breaks for the community to replace them.

A- W. Gonzalez: I can look into this and see if anything is available to us.

- **Meeting adjourned at 9:40AM**

Executive meeting to follow at 9:55am.

(/Signature on File/HOA Office)

KATHLEEN CAYA, *Secretary*

Date 6/8/22

APPROVED