

**REGULAR MEETING MINUTES**  
**BOARD OF DIRECTORS**  
Palm City Association dba  
**Palm Desert Country Club Association**  
**January 21, 2025**

A Regular meeting of the Board of Directors of the Palm Desert Country Club Association was held on Tuesday, January 21, 2025, immediately following the Executive Session Meeting at 4:40 p.m. A quorum of Board members was present, and business was conducted as is outlined herein.

**DIRECTORS PRESENT:** Ron Crisp, President  
Heather Andrews, Secretary  
Pat McCabe, Treasurer  
Ray Rieger, Director  
Maria Demme, Director

**DIRECTORS ABSENT:** Cheryl Mena, Director  
Jeilyn Planos, Director

**ALSO PRESENT:** Patricia Moeller, General Manager and Tina See representing Personalized Property Management

**CALL TO ORDER:**  
Ron Crisp called the Open Session meeting to order at 4:45 p.m.

**APPROVAL OF THE AGENDA:**  
Motion to approve the agenda as amended was made by Raymond Rieger, seconded by Pat McCabe. The motion was approved unanimous.

**HOMEOWNER FORUM:**  
There were no homeowner present.

**PRESIDENT'S REPORT:**  
There was no report given by the President.

**SECRETARY'S REPORT:**  
**Minutes:**  
After review, Motion to approve the December 17, 2024, meeting Minutes as presented was made by Ray Rieger, seconded by Pat McCabe. The motion was approved unanimous.

**DISCLOSURE OF EXECUTIVE SESSION:**  
**Today, at 4:00PM,** prior to this meeting, an Executive Session Meeting was held which lasted about 45 minutes. Discussion included contracts, discipline hearings and collection matters. The Board also made the following decisions:

**NOD's**  
The board reviewed the NOD Authorizations. The Board took no action on the NOD's.

### **Payment Plan Offers:**

31644330- The homeowner has offered a payment plan of \$200 per month until the account has been paid in full. It will take 17 months to bring the account current. After review and discussion, Motion to approve the payment plan offer of \$200 per month with the following stipulations that the 2025 assessment be paid in January and not included in the payment plan and the 2026 assessment also to be paid in January 2026 and not included in the payment plan, was made by Heather Andrews, seconded by Pat McCabe. The motion was approved unanimous. \$200 monthly payments to begin in February 2025.

31644365- The homeowner has submitted a settlement offer of \$550 to bring his account current. After review and discussion, Motion to deny the owners settlement offer was made by Maria Demme, seconded by Heather Andrews. The motion to approve was unanimous. The board has approved waving the late fees on the account totaling \$39.80.

Late Fee Removal-31645063-The homeowner has requested the removal of the 2024 admin and late fees from his account stating that his payment was sent by his bank on time. A copy of the check was reviewed by the board. Date on the check was February 1, 2024. After review and discussion, Motion to approve the owners request to remove the late fee only as long as the 2025 assessment is paid on time was made by Maira Demme, seconded by Heather Andrews. The motion was approved unanimous. Management is to reach out to the owner.

### **TREASURER'S REPORT:**

December 31, 2024, financial report was reviewed in detail along with a one-page summary addressed to the Board. It was noted that the bank statements and reconciliations were reviewed. All Financial documents including the general ledger, balance sheet, revenue & expense statement, check registers, bank statements & reconciliations, and delinquency reports were provided to the board for their review as per the Civil Code.

After review, Motion to accept the December 31, 2024, financial report, and bank reconciliations as prepared was made by Maria Demme, seconded by Ray Rieger. The motion was approved unanimous.

The annual reserve contribution of \$82,000 was made in January 2025.

### **COMMITTEE REPORTS:**

#### **Events Committee**

The events committee chair would like to start a new Talent Show event. This event will be added to the next agenda.

#### **Welcome Committee**

It was reported that the committee chair Cheryl now receives notices from Vantaca when a new escrow has closed with all the contact information provided by the new homeowner. The committee has met with some of the new homeowners and gifted them with a coffee mug and provided the Welcome letter and homeowner information forms. The off- site owners receive the welcome letter and homeowner information form via first class mail.

#### **Spring Garage Sale**

The committee would like to schedule the next garage sale for April 5, 2025.

### **CURRENT BUSINESS:**

#### **Electrical Panel Update**

Electrical panel replacement installation is in progress.

### Corporate Transparency Act (CTA)

It was reported that a Nationwide Preliminary Injunction has halted compliance with the CTA. All filings for the CTA have been suspended until further notice.

### Sewer Line Replacement Status

The excavation of the new sewer line has been completed.

### **NEW BUSINESS:**

#### Security Reports

There were no security issues to review.

#### Parking Lot Maintenance

The parking lot maintenance has been completed. The City of Palm Desert will inform management when the slurry seal is scheduled.

#### Pool Area Furniture Replacement

Maria has investigated some pool furniture options. She has requested a budget for the pool furniture replacement. The board set a budget at \$9,800 per the current replacement cost stated in the reserve study.

#### Bingo Night at PDCCA

Management provided the board with the cost of Bingo supplies, prizes and light snacks. The cost of the first bingo night is estimated at a little over \$500 not including shipping and taxes and additional bingo nights cost approximately \$355. After review, Motion to approve the first Bingo Night and budget was made by Ray Rieger, seconded by Heather Andrews. The motion was approved with 4 approvals and 1 opposed. The first bingo night has been scheduled for February 21, 2025, from 6:00pm-8:00pm.

#### Security Patrol Rate Increase

The Board reviewed 4 patrol rate increase options. The board chose option "C" which includes 2 nightly patrols at \$21 per patrol. After review, Motion to approve option "C" with 2 nightly patrols at \$21 per patrol was made by Ron Crisp, seconded by Heather Andrews. The motion to approve was unanimous.

#### Landscape Refresh Proposals

The board reviewed 2 proposals from Pro Landscape to refresh the desert landscape in front of the office after the new sewer line was installed. After review, Motion to approve the proposal in the amount of \$3,532.01 was made by Heather Andrews, seconded by Ray Rieger. The motion to approve was unanimous. Board member Marie Demme would like to choose the new drought tolerant plants that are to be installed.

### **Management Reports:**

The Management reports for the period ending December 2024, consisting of the Architectural Request Report, the Closed Escrow report and action item list, staff maintenance walk were reviewed.


### **NEXT MEETING:**

The next regular Board of Directors Meeting has been scheduled for Tuesday, February 25, 2025, immediately following the 4:00pm Executive Session Meeting. The Homeowners Open Forum starts at 5:00 p.m.

**ADJOURNMENT:**

With no further business to be brought before the board, a motion was made and seconded and unanimously approved to adjourn the meeting at 5:50 p.m.

Respectfully submitted,  
Patricia Moeller, General Manager  
Personalized Property Management Company

<p>CERTIFICATE OF SECRETARY</p> <p>I certify that I am a director of the <u>Palm Desert Country Club Association</u>, a California incorporated association. The foregoing is a true and correct record (minutes) of the meeting held by the Board of Directors of the Association.</p> <p>DATED: <u>2/25/25</u></p> <p style="text-align: center;">Palm Desert Country Club Association A California Corporation</p> <p>BY: <u></u> Secretary or Director</p>
--