

**REGULAR MEETING MINUTES**  
**BOARD OF DIRECTORS**  
Palm City Association dba  
**Palm Desert Country Club Association**  
**February 25, 2025**

A Regular meeting of the Board of Directors of the Palm Desert Country Club Association was held on Tuesday, February 25, 2025, immediately following the Executive Session Meeting at 5:25 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- Via Video Conference  
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 5:25 p.m.

**APPROVAL OF THE AGENDA:**  
Motion to approve the agenda as presented was made by Raymond Rieger, seconded by Heather Andrews. 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 January 21, 2025, 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 1 hour and 25 minutes. Discussion included contracts, discipline hearings and collection matters.

The Board also made the following decisions:

### **IDR Request**

31644329- There was a request from the owner's son to have the collection fees either waived or reduced by 50% due to the owner passing away. After discussion, Motion to deny the request to remove or reduce the collection fee was made by Pat McCabe, seconded by Heather Andrews. The motion was approved unanimous.

### **NOD's**

The board reviewed NOD Authorizations.

31644778- No action taken on this account.

31645245- Hold on collections.

31645065- NOD filed by Mortgage Company.

31644953- There was no action taken on this account.

### **Payment Plan Offer:**

31644215- The homeowner has submitted a payment plan offer of \$1,000 down and \$350 per month until the account is paid in full. It will take 14 months to bring the account current. The 2026 assessment has been added to the payment plan. After review and discussion, Motion to approve the payment plan offer of \$1,000 down and \$350 per month until account is paid in full was made by Ray Rieger, seconded by Heather Andrews. The motion was approved unanimous.

31645264- The homeowner has submitted a payment plan offer of \$200 per month until the account is paid in full. It will take 27 months to bring account current. After review and discussion, Motion to approve the payment plan offer of \$200 per month for 26 months with the stipulation that the 2026 and 2027 assessments are added to the owed amount when assessment become due was made by Ray Rieger, seconded by Maria Demme. The motion was approved unanimous.

31645004- The homeowner has submitted a payment plan offer of \$1,000 per month until the account is paid in full. It will take 6 months to bring account current. After review, Motion to approve the payment plan offer of \$1,000 per month until the account is paid in full was made by Ray Rieger, seconded by Pat McCabe. The motion was approved unanimous.

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

January 31, 2025, 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 January 31, 2025, financial report, and bank reconciliations as prepared was made by Maria Demme, seconded by Heather Andrews. The motion was approved unanimous.

### **Annual Review and Taxes**

The Annual Review is in progress. The 2024 Taxes have been completed. The President was given the taxes to review and sign.

### **COMMITTEE REPORTS:**

Bingo Night- Bingo is scheduled for February 28, 2025 at 6:00pm. There are about 25 owners registered for bingo.

Talent Show- This was tabled until the next meeting.

### Welcome Committee

The off- site owners receive the welcome letter and homeowner information form via first class mail.

### **CURRENT BUSINESS:**

#### Electrical Panel Update

Electrical panel replacement installation is in progress. Pavers have been installed in front of the panel.

#### Corporate Transparency Act (CTA)

It has been reported that the Nationwide Preliminary Injunction has been lifted, and the filing deadline is March 21, 2025.

#### Parking Lot Asphalt Replacement

This project is being paid for by the City of Palm Desert in accordance with the signed agreement and is in progress. The project should be completed by February 28.

### **NEW BUSINESS:**

#### Security Reports

There were no security issues to review.

#### Pool Area Furniture Replacement

Maria provided 3 options for pool area furniture replacement. The board picked tables, chairs, umbrellas and seating areas from the different options. The budget is \$9,800 per the current replacement cost stated in the reserve study. Maria will purchase the new furniture and submit invoices for reimbursement.

#### Pool Area Fencing

The board reviewed options for the new pool area fencing. The board would like to see an estimate on what the installation and material cost will be.

#### Hall Renovations

This item was tabled due to the committee members no longer at the meeting.

#### Solar Panels

There was discussion on getting solar for the common area. No decisions were made.

### **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, March 18, 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 6:25 p.m.

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

<b>CERTIFICATE OF SECRETARY</b>	
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.	
DATED: <u>3/18/25</u>	
Palm Desert Country Club Association A California Corporation	
BY: <u></u>	
Secretary or Director	