

REGULAR MEETING MINUTES
BOARD OF DIRECTORS
Palm City Association dba
Palm Desert Country Club Association
January 20, 2026

A Regular meeting of the Board of Directors of the Palm Desert Country Club Association was held on Tuesday, January 20, 2026, immediately following the Executive Session Meeting at 4:45 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
Maria Demme, Director
Ivan Thomson, Director
Gaby Phillips, Director

DIRECTORS ABSENT: Cheryl Mena, Director

ALSO PRESENT: Patricia Moeller, General Manager and Tina See, Administrative Assistant 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 presented was made by Ron Crisp, seconded by Ivan Thomson. The motion was approved unanimous.

HOMEOWNER FORUM:
There were no homeowners present.

PRESIDENT'S REPORT:
The President reported that it is time to review the annual school lease and requested it be added to the agenda. It was also requested that management obtain and change the lease from the school administrator.

SECRETARY'S REPORT:
Minutes:
After review, Motion to approve the December 16, 2025 meeting Minutes as presented was made by Gaby Phillips, seconded by Heather Andrews. 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 and legal matters. The Board reviewed a lawsuit filed by a Senior Lender to deal with conflicting deeds of trust on an account. Legal will file a disclaimer of interest with the courts.

COLLECTIONS:

The Board reviewed the collection report that was prepared by management which included information provided by the attorney. Management reported that as of the end of December there is still \$27,969.54 in unpaid assessments and collections fees.

LIEN'S/NOD's

There were no lien's or NOD's to review or approve.

TREASURER REPORT:

December 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.

Management also reported that the new Reserve CD is in the process of being opened with \$184,000 for 12 months at 3.85% interest.

After review, Motion to accept the December 31, 2025, financial report, and bank reconciliations as prepared was made by Gaby Phillips, seconded by Pat McCabe. The motion was approved unanimous.

COMMITTEE REPORTS:

Welcome Committee

It was reported that there were 4 new owners for the month of December.

Spring Garage Sale

The Spring Garage Sale has been scheduled for Saturday, March 28, 2026.

CURRENT BUSINESS:

Goal Setting Session

There was discussion on the hall renovation project. Management was requested to add Hall Renovation Project to the agenda.

Board Communication with Staff

Management has reported that communication from board members to staff needs improvement.

NEW BUSINESS:

Security Reports

There were no security issues to review.

Purchase of a GoPro Camera and Tablet for Violation Runs

Management reported that the GoPro camera and tablet have been purchased.

Pool Heating Schedule

The board discussed the pool heating schedule. The pool is heated from November 1 thru May 31. The board has approved heating the pool through June 30. The heat will be turned off July 1.

Pool Fob Issues

The board discussed pool fob issues that have been brought to the attention of management. The board made the following decisions regarding misplaced, lost or fobs that no longer work. \$75 for misplaced or lost pool fobs \$25 for replacement of a fob that no longer works. Non-working fob must be returned to management to be deactivated.

Office Refurbishment/New Front Counter/Staff Safety

The board discussed the replacement of the front counter in the office to prevent anyone from approaching staff member's desk. Management was instructed to obtain drawings, material, photos and proposals for the new counter.

Swimming Pool Equipment Enclosures Requirements from the City

The City of Palm Desert has new pool equipment enclosure requirements for new pool construction or upgrading the existing pool equipment. The new requirement is a 3 foot block wall to enclose the pool equipment to prevent noise.

Hall Grease Trap Maintenance

Management report that CVWD did an inspection on the grease trap for the hall and has recommended that the trap be pumped within the next few months.

Management Reports:

The Management reports for the period ending December 2025, consisting of the Architectural Request Report, the Closed Escrow report and action item list were reviewed by the board.

NEXT MEETING:

The next regular Board of Directors Meeting has been scheduled for Tuesday, February 17, 2026, 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 6:05 p.m.

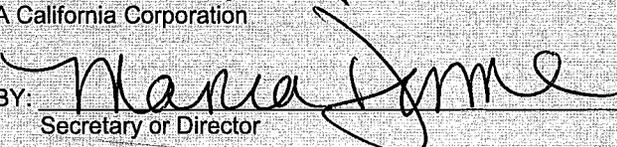
Respectfully submitted,
Patricia Moeller, General Manager
Personalized Property Management Company

CERTIFICATE OF SECRETARY

I certify that I am a director of the Palm Desert Country Club Association, 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: 2/17/26

Palm Desert Country Club Association
A California Corporation

BY: 
Secretary or Director