

**REGULAR MEETING MINUTES**  
**BOARD OF DIRECTORS**  
Palm City Association dba  
**Palm Desert Country Club Association**  
**April 16, 2024**

A Regular meeting of the Board of Directors of the Palm Desert Country Club Association was held on Tuesday, April 20, 2024, immediately following the Executive Session Meeting at 4:00 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  
Cheryl Mena, Director  
Jeilyn Planos, Director  
Maria Demme, Director

**DIRECTORS ABSENT:** None

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

**CALL TO ORDER:**  
Ron Crisp called the Open Session meeting to order at 5:40 p.m.

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

**HOMEOWNER FORUM:**  
The following comments were made -The homeowner present on via Zoom did not make any comments.

**PRESIDENT'S REPORT:**  
The President report that a child at the school was bitten by a dog through the fence.

**SECRETARY'S REPORT:**  
**Minutes:**  
After review, Motion to approve the March 19, 2024, meeting Minutes as submitted 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 40 minutes. Discussion included contracts, discipline hearings and collection matters. The Board approved 2 payment plan offers and approved sending out 52 late letters to delinquent homeowners. Management reported that over \$60,000 has been collected in delinquent assessments since the last meeting.

The Board also made the following decisions:

After review, Motion to approve the Authorization to Lien Delinquent Homeowner for APN: 637-062-008 was made by Pat McCabe, seconded by Ray Rieger. The motion to approve was unanimous.

After review, Motion to approve the Authorization to Lien Delinquent Homeowner for APN: 009-612-960 was made by Pat McCabe, seconded by Ray Rieger. The motion to approve was unanimous.

After review, Motion to approve the Authorization to Lien Delinquent Homeowner for APN: 637-081-016 was made by Pat McCabe, seconded by Ray Rieger. The motion to approve was unanimous.

After review, Motion to approve the Authorization to Lien Delinquent Homeowner for APN: 637-082-012 was made by Pat McCabe, seconded by Ray Rieger. The motion to approve was unanimous.

After review, Motion to approve the Authorization to Lien Delinquent Homeowner for APN:637-134-012 was made by Pat McCabe, seconded by Ray Rieger. The motion to approve was unanimous.

After review, Motion to approve the Authorization to Lien Delinquent Homeowner for APN:637-470-040 was made by Pat McCabe, seconded by Ray Rieger. The motion to approve was unanimous.

After review, Motion to approve the Authorization to Lien Delinquent Homeowner for APN: 637-131-011 was made by Pat McCabe, seconded by Ray Rieger. The motion to approve was unanimous.

After review, Motion to approve the Authorization to Lien Delinquent Homeowner for APN:637-132-006 was made by Pat McCabe, seconded by Ray Rieger. The motion to approve was unanimous.

After review, Motion to approve the Authorization to Lien Delinquent Homeowner for APN:637-243-003 was made by Pat McCabe, seconded by Ray Rieger. The motion to approve was unanimous.

After review, Motion to approve the Authorization to Lien Delinquent Homeowner for APN: 637-243-003 was made by Pat McCabe, seconded by Ray Rieger. The motion to approve was unanimous.

After review, Motion to approve the Authorization to Lien Delinquent Homeowner for APN: 637-043-008 was made by Pat McCabe, seconded by Ray Rieger. The motion to approve was unanimous.

After review, Motion to approve the Authorization to Lien Delinquent Homeowner for APN: 637-272-014 was made by Pat McCabe, seconded by Ray Rieger. The motion to approve was unanimous.

After review, Motion to approve the Authorization to Lien Delinquent Homeowner for APN: 637-241-005 was made by Pat McCabe, seconded by Ray Rieger. The motion to approve was unanimous.

After review, Motion to approve the Authorization to Lien Delinquent Homeowner for APN: 637-263-025 was made by Pat McCabe, seconded by Ray Rieger. The motion to approve was unanimous.

After review, Motion to approve the Authorization to Lien Delinquent Homeowner for APN: 637-031-004 was made by Pat McCabe, seconded by Ray Rieger. The motion to approve was unanimous.

After review, Motion to approve the Authorization to Lien Delinquent Homeowner for APN: 637-253-015 was made by Pat McCabe, seconded by Ray Rieger. The motion to approve was unanimous.

After review, Motion to approve the Authorization to Lien Delinquent Homeowner for APN: 637-272-022 was made by Pat McCabe, seconded by Ray Rieger. The motion to approve was unanimous.

After review, Motion to approve the Authorization to Lien Delinquent Homeowner for APN: 637-470-019 was made by Pat McCabe, seconded by Ray Rieger. The motion to approve was unanimous.

After review, Motion to approve the Authorization to Lien Delinquent Homeowner for APN: 637-141-003 was made by Pat McCabe, seconded by Ray Rieger. The motion to approve was unanimous.

After review, Motion to approve the Authorization to Lien Delinquent Homeowner for APN: 637-141-002 was made by Pat McCabe, seconded by Ray Rieger. The motion to approve was unanimous.

After review, Motion to approve the Authorization to Lien Delinquent Homeowner for APN: 637-123-007 was made by Pat McCabe, seconded by Ray Rieger. The motion to approve was unanimous.

After review, Motion to approve the Authorization to Lien Delinquent Homeowner for APN: 637-031-002 was made by Pat McCabe, seconded by Ray Rieger. The motion to approve was unanimous.

31644204-The Board reviewed the Completion of Foreclosure from the attorney's office. The board has tabled this until the next meeting to pull additional information on this property.

31647082- The owner has requested a reduction in fees and a \$200 per month payment plan. The Board will not waive any costs that have already been paid out or attorney's fees. After discussion, Motion to approve the \$200 per month payment plan but deny the reduction in fees was made by Raymond Rieger, seconded by Heather Andrews. The motion was approved unanimously.

31647079-The owner has requested a reduction in fees to \$1,000 to bring the account current in a lump sum payment. The Board will not waive any costs that have already been paid out nor any attorney's fees. After discussion, Motion to approve the removal of \$79.60 in late fees and \$18.00 in admin fees was made by Pat McCabe, seconded by Ray Rieger. The motion was approved unanimously.

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

March 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 Civil Code.

After review, Motion to accept the March 31, 2024, financial report, and bank reconciliations as prepared was made by Pat McCabe, seconded by Ray Rieger. The motion was approved unanimously.

### **COMMITTEE REPORTS:**

#### Website

Ray reported that the website has been kept updated with current information.

#### Events Committee

The committee reported that there will be a movie night at the pool. The committee also requested that an email blast be sent to the owners of a "Save the Date" and direct them to the website for additional information.

#### Facility Committee

The Facilities Committee performed their first walk through of the property on February 29 and made a list of needed repairs. Management has already completed most of the items on the

list and will continue to work to complete the list. There was an addition to the list to replace the bicycle rack at the pool area.

#### Welcome Committee

It was reported that the committee has met with some of the new homeowners and gifted them with a coffee mug and additional information was relayed to them. The committee will create a card of information to include with the coffee mug.

#### **CURRENT BUSINESS:**

##### Electrical Panel Update

The electrical panel has been received and will be scheduled to be installed after a Southern California Edison signs off on the installation.

##### Restated Rules and Regulations & Enforcement Policy

The board reviewed the Restated Consolidated Rules and Regulations and Enforcement Policy. There were no additional changes from the board. The board requested that management forward the rules to the attorney's office for legal review.

#### **NEW BUSINESS:**

##### Insurance Notice of Non-Renewal

Management reached out to the insurance company for recommendations on who is still offering HOA insurance. Management was informed that the current insurance company will continue to provide coverage for the association. Management will provide 2 proposals for review within 30 days of renewal.

##### Update Association for Website

Ray reported that he is in the process of updating all the association forms to be fillable and add the associations logo to the top. These forms will be available on the association's website.

##### Pool Handrail Replacement

The Board reviewed a proposal from Kaps for the replacement of the powder coated spa handrails at a cost of \$1,200 for both spa handrails. After review, Motion to approve the proposal from Kaps to replace the powder coated handrails at a cost of \$1,200 was made by Pat McCabe, seconded by Ray Rieger. The motion was approved unanimous.

##### Security Measures for Pool Area Wall

The board reviewed a proposal from BRC Construction to install fabricated wrought iron spikes on top of the pool area perimeter wall measuring 24 inches at a cost of \$13,400. The board also reviewed a proposal for bird spikes from Amazon. The board would like a new proposal for the fabrication and installation of 6-inch spikes on the pool area wall. Management will forward a photo provided by the board to BRC Construction.

##### Annual Meeting Timeline

The board reviewed the annual meeting timeline provided by management. Notice of annual meeting and nomination form will be mailed out in June 2024.

City Update Notice on Stockpile of Dirt at Construction Site

The Board reviewed a letter from the city regarding the stockpile of dirt at the construction site.

Vandalism in The Pool Area

The board reviewed photos of the damage from vandalism at the pool area restroom. A report has been made to the Palm Desert Police Department. It was determined that photos of the vandals will be posted at the pool area and emailed to the membership.

Security Reports

The Board reviewed the security reports from Serna Security. Management is to set up a meeting with a Supervisor from Serna Security to go over expectations of the board.

**Management Reports:**

The Management reports for the period ending March 2024, which consisted of the Architectural Request Report, the Closed Escrow report and action item list were reviewed.

**NEXT MEETING:**

The next regular Board of Directors Meeting has been scheduled for Tuesday, May 21, 2024, 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 7:10 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: 5/21/24

Palm Desert Country Club Association  
A California Corporation

BY:   
Secretary of Director