

REGULAR MEETING MINUTES
BOARD OF DIRECTORS
Palm City Association dba
Palm Desert Country Club Association
May 21, 2024

A Regular meeting of the Board of Directors of the Palm Desert Country Club Association was held on Tuesday, May 21, 2024, immediately following the Executive Session Meeting at 5:10 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 – Via Video Conference
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 5:10 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 homeowner present is interested in joining a committee. Management will provide contact information for the website committee chair. The board also reviewed 2 homeowner letters sent to management. The board will inspect the pool furniture.

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

SECRETARY'S REPORT:
Minutes:
After review, Motion to approve the April 16, 2024, meeting Minutes as submitted was made by Ron Crisp, 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 10 minutes. Discussion included contracts, discipline hearings and collection matters.

The Board also made the following decisions:

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.

31644524- After review, Motion to approve sending file over to Coachella Valley Collection Service was made by Pat McCabe, seconded by Jeilyn Planos. The motion was approved unanimous.

31647079-The owner has requested a reduction in collection fees to a total amount of \$1,393.60 to bring the account current. The owner's request for a reduction in collection fees was denied. After discussion, Motion to approve the removal of \$79.60 in late fees was made by Pat McCabe, seconded by Ray Rieger. The motion was approved unanimous.

TREASURER'S REPORT:

April 30, 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 April 30, 2024, financial report, and bank reconciliations as prepared was made by Maria Demme, seconded by Jeilyn Planos. The motion was approved unanimous.

2025 Reserve Study Proposal

The Board reviewed the reserve study proposal submitted by SCT Reserves Consultants to provide a financial update at a cost of \$750.00. After review, Motion to approve the proposal from SCT Reserve Consultants at a cost of \$750.00 was made by Ron Crisp, seconded by Ray Rieger. The motion was approved unanimous.

COMMITTEE REPORTS:

Website

Ray reported that there is a change in the name of the website designer and 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 is still looking for volunteers to man the BBQ.

Facility Committee

There was no report given.

Welcome Committee

It was reported that the committee has met with some of the new homeowners and gifted them with a coffee mug and provided additional information to them. Cheryl also brought in a sample of what is being handed out to the new homeowners. The committee will create a card of information to include with the coffee mug. There was also discussion on giving the committee additional funds for the information card. After discussion, Motion to approve to increase the

welcome committee budget by \$200.00 was made by Ron Crisp, seconded by Pat McCabe. The motion was approved unanimous.

CURRENT BUSINESS:

Electrical Panel Update

The electrical panel is still scheduled to be installed mid-June.

Restated Rules and Regulations & Enforcement Policy

The board is waiting for the attorney's office to review and comment on the restated rules. After the board receives the restated rules back from the attorney's office they will review and approve. Then the restated rules will be posted for a 30-day comment period. After the 30-day comment period, the board will review and consider any comments received and adopt the new restated rules.

Updated Association Forms for Website

The new updated forms are on the website. There are fillable forms and non-fillable forms available.

Pool Handrail Replacement

Management reported that the handrails have been ordered and are waiting on installation.

NEW BUSINESS:

Insurance Renewal

The board reviewed insurance proposals from Farmers Insurance and Labarre Oksnee. After review, Motion to approve the insurance renewal proposal from Farmers Insurance at a cost of \$24,762 was made by Heather Andrews, seconded by Pat McCabe. The motion was approved unanimous. The board had a few questions to ask the insurance agent. Management will forward these questions.

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.

Security Measures for Pool Area Wall

The board reviewed a proposal from BRC Construction to fabricate and install 6 inch wrought iron spikes on top of the pool area perimeter wall at a cost of \$7,650. After review and discussion, Motion to approve the proposal from BRC Construction to fabricate and install 6 inch wrought iron spikes on the pool perimeter wall at a cost of \$7,650 was made by Maria Demme, seconded by Jeilyn Planos. The motion was approved unanimous.

Annual Meeting

Management reported that there are 4 seats up for election. Nomination procedures will be mailed out in June, Notice of Annual Meeting and nomination form will be mailed out in July 2024.

Security Reports

The were no incident reports to review.

Family Pool Pump Replacement

The Board reviewed an estimate for the pool pump replacement at a cost of \$2,400. Management has the authority to approve onsite maintenance estimates that are under \$2,500. Management approved the estimate, and the pump was replaced.

Management Reports:

The Management reports for the period ending April 2024, which consisted of the Architectural Request Report, the Closed Escrow report and action item list were reviewed. Management also reported that there was an AC repair done on room 4 at the school at a cost of \$784.00. It was also reported that the management company is implementing an AI program called Stan to help answer community questions and format responses into a nicely worded email or text.

NEXT MEETING:

The next regular Board of Directors Meeting has been scheduled for Tuesday, June 18, 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 7:15 p.m.

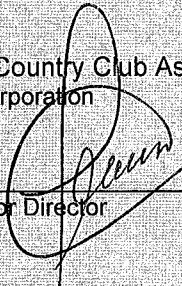
Respectfully submitted,
Patricia Moeller, General Manager
Personalized Property Management Company

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: June 18, 2024

Palm Desert Country Club Association
A California Corporation

BY:  _____
Secretary or Director