REGULAR MEETING MINUTES
BOARD OF DIRECTORS
Palm City Association dba
Palm Desert Country Club Association
September 16, 2025

A Regular meeting of the Board of Directors of the Palm Desert Country Club Association was held on Tuesday, September 16, 2025, immediately following the Executive Session Meeting at 4:21 p.m. A quorum of Board members was present, and business was conducted as is outlined herein.

DIRECTORS PRESENT:	Ron Crisp, President Pat McCabe, Treasurer Gaby Philips, Director Maria Demme, Director Cheryl Mena, Director
DIRECTORS ABSENT:	Heather Andrews, Secretary Jeilyn Planos. 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 4:22 p.m.

APPROVAL OF THE AGENDA:
Motion to approve the agenda as presented was made by Ron Crisp, seconded by Maria Demme. The motion was approved unanimous.

HOMEOWNER FORUM:
Ivan Thomson

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

SECRETARY'S REPORT:
Minutes:
After review, *Motion to approve the June 17, 2025, meeting Minutes as amended was made by Pat McCabe, seconded by Gaby Philips. The motion was approved unanimous.*

After review, *Motion to approve the June 27, 2025 Special meeting Minutes as amended was made, Maria Demme, seconded by Gaby Philips. 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 22 minutes. Discussion included contracts, discipline hearings and collection matters.

The Board also made the following decisions:

Payment Plan Request
31651147- The homeowner has requested a payment plan of $75 to be paid on the following dates to bring their account current September 18, October 2 and October 16, 2025. After review, _Motion to approve the owners request of a payment plan to bring their account current in 3 payments was made by Maria Demme, seconded by Gaby Phillips. The motion was approved unanimous._

COLLECTIONS:
The Board reviewed the collection report that was prepared by management which included information provided by the attorney. Management reported that there are still about $34,543 delinquent assessments and collections fees owed to the association.

NOD's
The board reviewed the NOD's Authorizations. There was no action taken.

TREASURER REPORT:
August 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 August 31, 2025, financial report, and bank reconciliations as prepared was made by Ron Crisp, seconded by Cheryl Mena. The motion was approved unanimous._

2026 Reserve Study Proposal
The Board reviewed the Reserve Study. Management was instructed to go through the report and recommend any removal of unnecessary items in the study and report back at the budget meeting.

2026 Draft Budget Review
The Board reviewed the draft 2026 budget. The Board has scheduled a budget meeting for October 2, 2025, at 11:00am.

COMMITTEE REPORTS:
Bingo Night- Bingo is scheduled for September 26, 2025 at 6:00pm.

Trunk or Treat
The Trunk or Treat is scheduled for October 19, 2025. Time to be determined.

Welcome Committee
The off- site owners receive the welcome letter and homeowner information form via first class mail. The committee just purchased additional items for the welcome gifts. There were 3 new owners for the month of August.

CURRENT BUSINESS:
Electrical Panel Update
The new electrical panel has been installed and energized by Edison. There was to be 2 meters installed and only one was installed. Management reported that they have been in contact with Edison to resolve the single meter problem.

Annual Meeting
The Annual Meeting is scheduled for September 26, 2025 at 11:00am. It is an uncontested election and the following homeowners shall be seated by acclimation Ron Crisp, Cheryl Mena, Gabrielle Phillips and Ivan Thomson.

NEW BUSINESS:

Security Reports
There were no security issues to review.

Desert Air Annual AC Maintenance Contract
The Board reviewed the Annual AC Maintenance Contract which consists of 4 annual maintenance visits per year including filter replacement at a cost of $3,500. After review, *Motion to approve the Desert Air Annual AC Maintenance Contract at a cost of $3,500 was made by Pat McCabe, seconded by Ron Crisp. The motion to approve was unanimous.*

Cleaning Company Monthly Contract Rate Increase
The Board reviewed a request from the cleaning company for a monthly contract rate increase of $135 per month. After review, *Motion to approve the request for a rate increase of $135 per month for the cleaning company was made by Gaby Phillips, seconded by Pat McCabe. The motion was approved unanimous.*

Serna Security Monthly Contract Rate Increase
The Board reviewed a request from Serna Security for a monthly contract rate increase of $61.00 for option C of the contract for 2 nightly patrols per night at $22.00 per patrol. After review, *Motion to approve the monthly contract rate increase of $61.00 or option C of the contract with 2 nightly patrols was made by Pat McCabe, seconded by Cheryl Mena. The motion was approved unanimous.*

Landscape Maintenance Contract Rate Increase
The Board reviewed a request from Pro Landscape for a monthly landscape maintenance contract rate increase of $100 per month. After review, *Motion to approve the monthly landscape maintenance contract rate increase of $100 per month as requested was made by Pat McCabe, seconded by Cheryl Mena. The motion was approved unanimous.*

DVCLC Hall Use Request
The Board reviewed a request from the school's subletter for use of the hall. The school can have use of the hall at the rate provided in the lease agreement.

2026 Electronic Voting
The Board reviewed some information regarding electronic voting. Management will obtain pricing information and present at the next board meeting.

Management Reports:
The Management reports for the period ending August 2025, 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, October 21, 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 5:45 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: 10/21/25

Palm Desert Country Club Association
A California Corporation

BY: ______________________
Secretary or Director