

REGULAR MEETING MINUTES
BOARD OF DIRECTORS
Palm City Association dba
Palm Desert Country Club Association
November 19, 2024

A Regular meeting of the Board of Directors of the Palm Desert Country Club Association was held on Tuesday, November 19, 2024, immediately following the Executive Session Meeting at 5:15 p.m. A quorum of Board members was present, and business was conducted as is outlined herein.

DIRECTORS PRESENT: Pat McCabe, Treasurer
Heather Andrews, Secretary
Ray Rieger, Director
Jeilyn Planos, Director
Maria Demme, Director

DIRECTORS ABSENT: Ron Crisp, President
Cheryl Mena, Director

ALSO PRESENT: Patricia Moeller, General Manager and Tina See representing Personalized Property Management

CALL TO ORDER:
Patricia Moeller called the Open Session meeting to order at 5:48 p.m.

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

HOMEOWNER FORUM:
Alexander Botteri, a homeowner discussed his architectural application that was denied for a 6-foot-tall breeze block wall on the golf course.

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

SECRETARY'S REPORT:
Minutes:
After review, Motion to approve the October 15, 2024, meeting Minutes as submitted was made by Ray Rieger, seconded by Heather Andrews. The motion was approved unanimously.

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:

NOD's

The board reviewed the NOD Authorizations.

After review and discussion, Motion to approve to file the NOD on APN# 009-000-814 was made by Ray Rieger, seconded by Pat McCabe. The motion was approved unanimous.

After review and discussion, Motion to approve to file the NOD on APN# 637-081-016 was made by Ray Rieger, seconded by Pat McCabe. The motion was approved unanimous.

After review and discussion, Motion to approve to file the NOD on APN# 637-134-012 was made by Ray Rieger, seconded by Pat McCabe. The motion was approved unanimous.

After review and discussion, Motion to approve to file the NOD on APN# 637-253-005 was made by Ray Rieger, seconded by Pat McCabe. The motion was approved unanimous.

After review and discussion, Motion to approve to file the NOD on APN# 637-253-015 was made by Ray Rieger, seconded by Pat McCabe. The motion was approved unanimous.

After review and discussion, Motion to approve to file the NOD on APN# 637-121-006 was made by Ray Rieger, seconded by Pat McCabe. The motion was approved unanimous.

After review and discussion, Motion to approve to file the NOD on APN# 637-122-001 was made by Ray Rieger, seconded by Pat McCabe. The motion was approved unanimous.

There was no action taken on the following accounts.

31645245- Hold on collections.

31645065- NOD filed by Mortgage Company.

31644329- Need more information on property.

IDR Meetings

31644559- The board held an IDR meeting with account 31644559 on November 19, 2024. The homeowner has requested the reversal of collection fees. After review and discussion, Motion to deny the request to reverse the collection fees was made by Ray Rieger, seconded by Pat McCabe. The motion passed unanimously.

Payment Plan Offer:

31644844- The homeowner has offered a payment plan of \$500 per month until the account has been paid in full. After review and discussion, Motion to approve the payment plan with the following stipulations that the January 2025 assessment be paid in January and not included in the payment plan offer, was made by Maria Demme, seconded by Pat McCabe. The motion passed unanimous. \$500 payments to begin in December.

TREASURER'S REPORT:

October 31, 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 the Civil Code.

After review, Motion to accept the October 31, 2024, financial report, and bank reconciliations as prepared was made by Pat McCabe, seconded by Jeilyn Planos. The motion was approved unanimous.

Approval to Mail 2025 Annual Budget Package

The Board reviewed the 2025 Annual Budget Package. The board approved the package for mailing.

COMMITTEE REPORTS:

Events Committee

Trunk or Treat

The Trunk or Treat was a great success. The committee would like to see more homeowners attend the event with their trunks or golf carts decorated. There were plenty of trick or treaters.

Wine and Cheese

The Wine and Cheese event was held on November 9, 2024. There were about 35 homeowners in attendance. The event was a success, and all had a great time.

Community Garage Sale

The Community Garage Sale was held on October 19, 2024. With 33 participants in the garage sale.

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

CURRENT BUSINESS:

Electrical Panel Update

Electrical panel replacement is in progress. Waiting on final inspection from the City of the concrete pad before the new panel can be installed.

Restated Rules and Regulations & Enforcement Policy

The board reviewed the restated rules and regulations that were prepared by management after a meeting with the rules and regulations committee. After review and discussion, Motion to adopt the Restated Rules and Regulations and Enforcement Policy was made by Pat McCabe, seconded by Raymond Rieger. The motion to approve was unanimous. Management will prepare the final document for posting on the website.

NEW BUSINESS:

Personalized Property Management 2025 Contract

The Board reviewed the new management contract that had 2 changes: increase in the contract amount and the Corporate Transparency Act. After review, Motion to approve the 2025 Management contract as presented was made by Heather Andrews, seconded by Pat McCabe. The motion was approved unanimously.

Corporate Transparency Act

The "CTA" is a requirement that board members provide information online with Financial Crimes Enforcement Network, a bureau of the U.S. Department of the Treasury.

School Electricity Payment Offer

The board reviewed the offer from Arise Home School to reimburse the association for electricity charges in the amount of \$800 for September, \$800 for October, \$500 for November and \$500 for December. After review, Motion to accept the offer as submitted from Arise Home

School was made by Ray Rieger, seconded by Heather Andrews. The motion was approved unanimous. Management will notify the school of the accepted offer.

School Maintenance Requests

The Arise Home School is requesting repairs be made to the concrete slabs in the play area and basketball courts. The concrete has become very slick. Management is in the process of obtaining proposals for the repairs.

Tree Removal Proposal

The board reviewed a proposal from the landscape company to remove 2 diseased trees in the school area. Removal includes grinding of the stump at a cost of \$1,750. After review, Motion to approve the removal of the 2 disease trees in the school area including stump grinding at a cost of \$1,750 was made by Ray Rieger, seconded by Heather Andrews. The motion was approved unanimous.

Security Reports

The Board reviewed the security reports.

Sewer Line Repair/Replacement Proposals

The board reviewed 3 proposals to repair or replace the sewer line for the school building. After review, Motion to approve the proposal from Righty Roo Plumbing and Air to replace the sewer line at a cost of \$17,685 was made by Ray Rieger, seconded by Heather Andrews. The motion was approved with 3 ayes, 1 nay and 1 abstained.

Management Reports:

The Management reports for the period ending October 2024, consisting 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, December 17, 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 6:55 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: _____

12/17/2024

Palm Desert Country Club Association
A California Corporation

BY: _____

[Signature]

Secretary or Director