

REGULAR MEETING MINUTES
BOARD OF DIRECTORS
Palm City Association dba
Palm Desert Country Club Association
December 17, 2024

A Regular meeting of the Board of Directors of the Palm Desert Country Club Association was held on Tuesday, December 17, 2024, immediately following the Executive Session Meeting at 5:40 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
Ray Rieger, Director
Cheryl Mena, Director
Maria Demme, Director

DIRECTORS ABSENT: Heather Andrews, Secretary
Jeilyn Planos, Director

ALSO PRESENT: Patricia Moeller, General Manager and Tina See 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 Raymond Rieger, seconded by Pat McCabe. The motion was approved unanimous.

HOMEOWNER FORUM:
There were no homeowner present.

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

SECRETARY'S REPORT:
Minutes:
After review, Motion to approve the November 19, 2024, meeting Minutes with corrections was made by Ray Rieger, seconded by Maria Demme. 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 also made the following decisions:

NOD's

The board reviewed the NOD Authorizations. The Board took no action on the NOD's.

There was no action taken on the following accounts.
31645245- Hold on collections.
31644204- There was no action taken on this account.
31645065- NOD filed by Mortgage Company.
31644329- There was action taken on this account.
31644953- There was no action taken on this account.

Payment Plan Offer:

31644590- The homeowner has offered a payment plan of \$300 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 Ron Crisp, seconded by Cheryl Mena. The motion was approved unanimous. \$300 monthly payments to begin in February 2025.

TREASURER'S REPORT:

November 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 the Civil Code.

After review, Motion to accept the November 30, 2024, financial report, and bank reconciliations as prepared was made by Ron Crisp, seconded by Pat McCabe. The motion was approved unanimous.

COMMITTEE REPORTS:

Events Committee

Lighted Golf Cart Parade and Potluck

The Golf Cart parade and Potluck event was a great success. There were many homeowners that attended the event. There was a request that a larger banner be purchased and placed on the outside of the pool area wall for the event next year.

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. It was reported that the panel is tentatively scheduled for installation the week after Christmas.

Corporate Transparency Act (CTA)

It was reported that a Nationwide Preliminary Injunction has halted compliance with the CTA. All filings for the CTA have been suspended until further notice.

Sewer Line Replacement Status

The excavation of the new sewer line is scheduled for December 20, 2024.

NEW BUSINESS:

Personalized Property Management 2025 Contract

This item was moved to the Executive Session meeting.

Annual Legal Update

Four Board Members will attend the Annual Legal update on January 10, 2025, along with Management.

Security Reports

There were no security issues to review.

Parking Lot Maintenance

Management reached out to the City of Palm Desert regarding the maintenance of the parking areas. It was reported that City is responsible for the maintenance of the parking areas. The large cracks in the asphalt will be filled and the city will schedule a slurry seal of the parking area.

Pool Area Furniture Replacement

The Board reviewed options for new pool furniture. Maria Demme was appointed to spearhead the committee and provide the board with options and prices for new pool furniture.

Bingo Night at PDCCA

Management provided the board with the cost of Bingo supplies. The board would like to see a budget on supplies, salaries and what types of prizes.

Sand Blasting Concrete Areas/Concrete Replacement

The Board reviewed the Sand blasting proposal and the concrete replacement proposal from Vantage Point Construction. The Board did not approve either proposal. The Board did ask management to follow up with Vantage Point Construction and ask if they could acid wash the concrete. Management has authority to approve work orders up to \$2,500 before needing approval from the board.

Landscape Contract Increase Request

Management received a request for an increase in the monthly landscape contract. The board reviewed the request and has denied the request due to the annual budget being already approved.

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, January 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 6:45 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: 1/21/25

Palm Desert Country Club Association
A California Corporation

BY: Debbie Anderson
Secretary or Director