

REGULAR MEETING MINUTES
BOARD OF DIRECTORS
Palm City Association dba
Palm Desert Country Club Association
January 17, 2023

A Regular meeting of the Board of Directors of the Palm Desert Country Club Association was held on Tuesday, January 17, 2023, immediately following the Executive Session Meeting at 1:17pm. A quorum of Board members was present, and business was conducted as is outlined herein.

DIRECTORS PRESENT: Ron Crisp, President
Heather Andrews, Secretary- Via Video Conference
Maria Demme, Treasurer
David Crellen, Director
Pat McCabe, Director
Tom Morris, Director

DIRECTORS ABSENT: Lindsay Doyle, Director

ALSO PRESENT: Patricia Moeller, General Manager representing Personalized Property Management and Homeowner, Bill Gurzi and Lloyd Miller

CALL TO ORDER:
Ron Crisp called the Open Session meeting to order at 1:17pm.

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

HOMEOWNER FORUM:
There were no homeowners present.

PRESIDENT'S REPORT:

SECRETARY'S REPORT:
Minutes:
After review, Motion to approve the November 15, 2022, meeting Minutes as submitted was made by Maria Demme, seconded by Pat McCabe. The motion was approved unanimous.

DISCLOSURE OF EXECUTIVE SESSION:
Today, at 12:00PM, prior to this meeting, an Executive Session Meeting was held which lasted about 77 minutes. Discussion included contracts, discipline hearings and collection matters. There was also discussion on the Cell Tower lease sale.

TREASURER'S REPORT:

The December 31, 2022, 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.

It was noted that there is an operating CDAR account in the amount of \$60,539.87 that matures every four (4) weeks. The Board has opted to allow the CDAR to continue to roll over into another four (4) week term.

After review, *Motion to accept the December 31, 2022, financial report, and bank reconciliations as prepared was made by Ron Crisp, seconded by Pat McCabe. The motion was approved unanimous.*

COLLECTION REPORT:

The Board reviewed the collection report. There were no decisions made by the Board.

COMMITTEE REPORTS:

Neighborhood Watch

There was no report given.

Social Committee, Chair, Heather Andrews

The committee reported that the Lighted Golf Cart Parade and Potluck was a success. There were approximately 50 homeowners in attendance at the potluck and approximately 11 golfcarts and additional vehicles in the parade.

Communications Committee- Bill Gurzi

There was discussion on the new website being ready by April 2023. There was also discussion on sending out new Requests for Proposals to develop, maintain and host the new website. There was also discussion on obtaining authorization from homeowners to allow for electronic distribution of documents to save the association money on printing and mailing costs.

CURRENT BUSINESS:

Pool Restroom Partitions

The Board reviewed a proposal from Vantage Point Construction for the replacement of the pool area restroom partitions at a cost of \$7,189.52 from June 2022. It was mentioned that the price on the proposal may not be valid and may increase. After review, *Motion to approve the proposal for the replacement of the pool area restroom partitions from Vantage Point Construction at a cost of \$7,189.52 was made by Maria Demme, seconded by Pat McCabe. Motion to approve was unanimous.* Management was requested to ask if the price would remain the same.

Electrical Panel Update

Management reported that the paperwork for the new meter installation has been filled out and sent to SCE.

New Keypad Entry System for the Pool Restroom Doors

Management reported that the new keypad entry system for the pool area restrooms is working well.

NEW BUSINESS:

Legal Update Report

The Board attended the annual legal update presented by Guralnick & Gilliland.

Utility Cost Increase

It was reported at the legal update that utility cost was increasing. The Board reviewed gas bills from November 2022 and noted a huge increase in the amount of the bill. There was discussion on lowering the temperature of the heated pool from 86 degrees to 84 degrees. Management was instructed to lower the temperature of the pool.

Management Reports:

The Management reports for the period ending December 2022, which consisted of the Violation Report, the Architectural Request Report, and the Closed Escrow report were reviewed.

After review, *Motion to accept the Management Reports as prepared was made by Tom Morris, seconded by David Crellen. The motion was approved unanimous.*

NEXT MEETING:

The next regular Board of Directors Meeting has been scheduled for Tuesday, February 21, 2023, immediately following the 12:00pm Executive Session Meeting. The Homeowners Open Forum starts at 1:00 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 2:56 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: _____

Palm Desert Country Club Association
A California Corporation

BY: _____
Secretary or Director