

REGULAR MEETING MINUTES
BOARD OF DIRECTORS
Palm City Association dba
Palm Desert Country Club Association
October 15, 2019

A Regular meeting of the Board of Directors of the Palm Desert Country Club Association was held on Tuesday, October 15, 2019 immediately following the Executive Session Meeting at 5:27pm in the Association's Board Room. A quorum of Board members was present and business was conducted as is outlined herein.

DIRECTORS PRESENT: Ron Crisp, President
Josanne Smith, Vice President
Krisie Lefave, Treasurer
Raymond Rieger, Director-Via Conference Call
Mary Kucala, Director
Kathleen O'Brien, Director

DIRECTORS ABSENT: Secretary, Vacant

ALSO PRESENT: Steven Shuey, PCAM, CCAM General Manager, via Conference Call and Patricia Moeller, On-site Community Association Manager representing Personalized Property Management and 3 homeowners.

CALL TO ORDER:

Ron Crisp called the Open Session meeting to order at 5:27 p.m.

APPROVAL OF THE AGENDA:

Motion to approve the meeting agenda as presented was made by Mary Kucala, seconded by Josanne Smith. The motion was approved unanimous.

HOMEOWNER FORUM:

There were no comments from the homeowners present.

PRESIDENT'S REPORT:

There was no report from the President.

SECRETARY'S REPORT:

Minutes:

After review, motion to approve the September 17, 2019 meeting Minutes as amended was made by Josanne Smith, seconded by Ron Crisp. The motion was approved unanimous.

DISCLOSURE OF EXECUTIVE SESSION:

Today, at 5:00PM, prior to this meeting, an Executive Session Meeting was held which lasted about 27 minutes. Discussion included contracts, discipline hearings and collection matters.

TREASURER'S REPORT:

The Treasurer's report was given by Steven Shuey. The September 30, 2019 financial reports were reviewed in detail along with a one page summary addressed to the Board. It was noted

that the bank statements and reconciliations were reviewed. It was noted that the association is over budget for the year by -\$54,361. This is due to lower income than projected along with extra maintenance than initially projected when the budget was prepared.

It was noted that there is a CDAR account in the amount of \$60,137.99 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 September 30, 2019 financial report and bank reconciliations as prepared was made by Ron Crisp, seconded by Josanne Smith. The motion was approved unanimous.

2020 Draft Budget

The Board reviewed the 2020 draft budget that was prepared by management. The budget was presented without an increase to the annual assessment. However there was an increase to the reserve allocation as recommended by the Reserve Study Analyst.

After review, Motion to approve the 2020 budget that was prepared by management without an increase to the annual assessment was made by Josanne Smith, seconded by Ron Crisp. The motion was approved unanimous.

COLLECTION REPORT:

The Board reviewed the collection report along with action taken in Executive Session. The Board approved sending final collection letters to delinquent homeowners before approving any liens or Notice of Defaults.

COMMITTEE REPORTS:

Emergency Preparedness Committee - Chair, Raymond Rieger

The committee is continuing to look into solar panels and backup generator for the association but have placed these items on hold.

Neighbors Helping Neighbors Program for PDCCA - Chair, Kathleen O'Brien

Chair, Kathleen O'Brien reported there are approximately 40-45 booths that have been booked thus far and 50 booths are expected by Friday.

There was a request from Kathleen O'Brien to purchase a banner for the Art Health & Wellness Fair at an approximately cost of \$125. After discussion, Motion to approve the purchase of a banner for the Art Health & Wellness Fair at an approximately \$125 was made by Ron Crisp, seconded by Josanne Smith. The motion was approved unanimous.

Thanksgiving Potluck Dinner- Chair, Krisie Lefave

Chair, Krisie Lefave reported that things are moving along with preparations for the Potluck Dinner. A banner has been purchased. Notice of the dinner will be posted in the upcoming newsletter.

CURRENT BUSINESS:

Alice Marble Hall Issues

The blinds in the hall are falling apart and warped and need to be replaced. The board would like to see something other than vertical blinds in the hall. Management was requested to research different types of window coverings and to obtain proposals.

Spectrum Bulk Rate Agreement Issue

At the September 17, 2019 board meeting the Board reviewed a 5 year financial projection spread sheet for the association with and without the cable/internet related costs and related income. After review of the report and what the financial situation would look like in 5 years, the Board determined it would not be in the best interest of the association as a corporation to enter into the proposed 5 year agreement with spectrum and further opted to not send the Spectrum Bulk Cable/Internet proposal out for a vote of the membership at this time. After review, Motion to approve to not send the Spectrum Bulk Cable/Internet proposal out for a vote of the membership and include a letter of explanation to the membership in the newsletter was made by Raymond Rieger, seconded by Ron Crisp. The motion was approved unanimous.

NEW BUSINESS:

Board Member Resignation

The Board reviewed an email from Kim Herman stating she was resigning from the Board of Directors effective immediately.

Board Member Appointment

The Board will interview a few homeowners for possible appointment to fill the vacancy on the Board.

Management Reports:

The Management reports for the period ending August 31, 2019 which consisted of the Operations Report, Action Item List, a Completed Projects list by Andrew, Violation Report, the Architectural Request Report, and Closed Escrow Report were reviewed. It was noted to add a personnel item to the next agenda for consideration of hiring Andrew Crisp to PPM staff in 2020.

After review, Motion to accept the Management Reports as prepared by Management was made by Josanne Smith, seconded by Kathleen O'Brien. The motion was approved unanimous.

NEXT MEETING:

The next regular Board of Directors Meeting has been scheduled for Tuesday, November 19, 2019 immediately following the 5:00pm Executive Session Meeting. The Homeowners Open Forum starts at 6:30 p.m.

ADJOURNMENT:

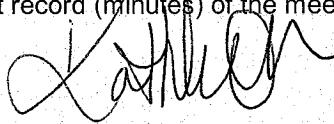
With no further business to be brought before the board and upon a motion made by Josanne Smith, seconded by Kathleen O'Brien and unanimously approved, the meeting was adjourned at 6:50 p.m.

Respectfully submitted,
Patricia Moeller, Onsite Community Association Manager

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: 11-19-19



Palm Desert Country Club Association
A California Corporation