

REGULAR MEETING MINUTES
BOARD OF DIRECTORS
Palm City Association dba
Palm Desert Country Club Association
April 16, 2019

A Regular meeting of the Board of Directors of the Palm Desert Country Club Association was held on Tuesday, April 16, 2019 immediately following the Executive Session Meeting at 6:46 pm 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
Kim Herman, Secretary
Raymond Rieger, Director
Krisie Lefave, Director
Kathleen O'Brien, Director

DIRECTORS ABSENT: Angela Sacco, Treasurer

ALSO PRESENT: Steven Shuey, PCAM, CCAM General Manager, and Patricia Moeller, On-site Community Association Manager representing Personalized Property Management and homeowners Joanne Ostrowski and Lew Mitchell

CALL TO ORDER:

Ron Crisp called the Open Session meeting to order at 6:46 p.m.

APPROVAL OF THE AGENDA:

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

HOMEOWNER FORUM:

The following comment was made during open forum: Traffic on Warner Trail is excessive preventing ability to get out of driveway on to street. It was explained to the owners that management has been in touch with the City of Palm Desert, discussing adding flashing speed limit signs on Warner Trail.

PRESIDENT'S REPORT:

There was no report from the President.

SECRETARY'S REPORT:

Minutes:

After review, motion to approve the March 19, 2019 meeting Minutes as submitted was made by Raymond Rieger, seconded by Josanne Smith. The motion was approved unanimous.

DISCLOSURE OF EXECUTIVE SESSION:

Today, at 4:30PM, prior to this meeting, an Executive Session Meeting was held which lasted about 1 hour and 44 minutes. Discussion included Spectrum Bulk Rate offer, solar project proposals, and collection matters.

TREASURERS REPORT:

The Treasurer's report was given by Steven Shuey. The March 31, 2019 financial reports were reviewed in detail along with a one page summary addressed to the Board. It was noted that bank statements and reconciliations were reviewed. It was noted that the association is over budget for the month by \$740.

It was noted that there is a CDAR account in the amount of \$60,137.07 that matures every four (4) weeks. The Board has opted to allow the CDAR to roll over into another four (4) week term.

After review, motion to accept the March 31, 2019 financial report and bank reconciliations as prepared was made by Josanne Smith, seconded by Raymond Rieger. The motion was approved unanimous.

Collection Report:

The Board reviewed the collection report. There were no actions taken.

Committee Reports:

Emergency Preparedness Committee - Chair, Raymond Rieger

The committee is still looking into solar panels for the association.

Blue Can-Pure Emergency Water

The Board reviewed a proposal presented by Debi Hughes of Blue Can-Pure Emergency Water. Blue Can is a company that sells emergency water in a can with a 50 year shelf life. The proposal consisted of a 3 day supply of water for 1,054 people or 7.05 cases (16,920 (12oz) cans) at a cost of \$16,176. There was no action taken.

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

Management and Director, Kathleen O'Brien will be knocking on doors informing homeowners of the Neighborhood clean-up headed up by the City of Palm Desert. The committee has also received volunteers to assist with moving items to the curb for pickup for the elderly owners that are unable to move items to the curb on their own.

UNFINISHED BUSINESS:

Annual Meeting

It was noted that 5 self nominations have been received.

Office Redecorating Progress

Board members saw evidence of the work and were happy with the result. Management is within budget on the office redecorating project. It is near complete.

NEW BUSINESS:

Alice Marble Hall Issues

AC Units needed new motors which have been ordered and installed at a cost of \$1,704.00.

Painting Proposal for Interior of Alice Marble Hall and Restrooms

The Board reviewed a proposal from Moreno & Sons Painting, Inc. for painting inside the AMH and attached restrooms, kitchen and restrooms at the pool area at a cost of \$10,094. After review, Motion to approve the Moreno & Sons Painting, Inc. proposal to paint the interior of the Alice Marble Hall, kitchen, attached restrooms and pool area restrooms at a cost of \$10,094 was made by Raymond Rieger, seconded by Josanne Smith. The motion was approved

unanimous. Management was authorized and directed to pay the contract in accordance with the payment schedule.

Montessori School Banner Request

The Montessori School has requested permission to place a banner on the wrought iron gates just outside the management office to direct parents and new students to the schools location. The Board has denied the schools request for a banner. The Board will review proposals for permanent signage to be placed near the driveway.

New Signage Proposal

The Board reviewed a proposal from Sign A Rama to replace the current signage with new signs to match the new paint colors and to replace the letters on the front monument. The proposal consisted of a total of 17 signs plus the monument letters for a total cost of \$4,553.89. It was noted that many of the signs are duplicate signs and not necessary to replace. After review, Motion to have management determine how many signs are necessary and have the signs reordered with a not to exceed cost of \$2,500 was made by Raymond Rieger, seconded by Josanne Smith. The motion was approved unanimous.

Management Reports:

The Management reports for the period ending March 31, 2019 which consisted of the Operations Report, Action Item List, Violation Report, the Architectural Request Report, and Closed Escrow Report were reviewed.

After review, Motion to accept the Management Reports as prepared by Management was made by Josanne Smith, seconded by Raymond Rieger. The motion was approved unanimous.

NEXT MEETING:

The next regular Board of Directors Meeting has been scheduled for Tuesday, May 21, 2019 immediately following the 4:30pm 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 Raymond Rieger, seconded by Josanne Smith and unanimously approved, the meeting was adjourned at 7:40 p.m.

Respectfully submitted,
Patricia Moeller, Onsite Community Association Manager
Personalized Property Management Company

CERTIFICATE OF SECRETARY	
I certify that I am a director of the <u>Palm Desert Country Club Association</u> , 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: <u>5/21/19</u>	
Palm Desert Country Club Association A California Corporation	
	