

**PALM DESERT COUNTRY CLUB ASSOCIATION  
BOARD OF DIRECTORS REGULAR MEETING MINUTES  
Palm Desert Country Club Association  
77-800 California Drive, Palm Desert, CA 92211  
January 16, 2018**

A Regular meeting of the Board of Directors of the Palm Desert Country Club Association was held on Tuesday, January 16, 2017 at 6:00 p.m. A quorum of Board members was present and business was conducted as is outlined herein.

**DIRECTORS PRESENT:** Ron Crisp, President  
Angela Sacco, Secretary  
Josanne Smith, Vice President  
Raymond Rieger, Director

**DIRECTORS ABSENT:**  
Kathleen O'Brien, Director  
Charles Ash, Director  
Steven Waller, Treasurer

**ALSO PRESENT:** Steven Shuey, PCAM, CCAM, General Manager, Patricia Moeller, CCAM, Community Manager. And one unit represented by a couple to observe the meeting who indicated they were new to the community.

**CALL TO ORDER:**  
Ron Crisp called the Open Session meeting to order at 6:07 p.m.

**APPROVAL OF THE AGENDA:**  
*After review, motion to approve the January 16, 2018 meeting agenda as presented was made by Raymond Rieger, seconded by Josanne Smith. The motion was approved unanimous.*

**HOMEOWNER FORUM:**  
There were no comments from the homeowners present. Mr. Shuey noted that owner Lisa Theodoratus had called and objected to the letter of "removal of objection to the development" that was sent to the City of Palm Desert. She asked that this be noted in open forum.

**PRESIDENT'S REPORT:**  
None

**SECRETARY'S REPORT:**

**Minutes:**  
*After review, motion to approve the meeting Minutes of December 19, 2017 as presented was made by Josanne Smith, seconded by Raymond Rieger. The motion to approve was unanimous.*

**Disclosure of Executive Session:**  
The following items were discussed in Executive Session: Golf Course development, no action taken; Cell Tower, School Lease Agreement, and Hall Lease Agreement were reviewed. It

was noted that the agreements are being updated. Collections were reviewed. The Board approved to start Notice of Default proceedings on APN# 637-062-008.

**TREASURERS REPORT:**

The Treasurer's report was given by General Manager, Steven Shuey. The December 31, 2017 financial reports were reviewed in detail along with a one page summary letter addressed to the Board. It was noted at year end the Association was under budget by \$1,079. The association ended the year with expenses exceeding income by 28,059. It was noted this was primarily due to achieving less income than initially anticipated. Bank reconciliations were reviewed by the board.

It was also noted that there is a CDAR account in the amount of \$110,125.15 that will mature on January 25, 2018. The Board has opted to allow the CDAR to roll over into another four (4) week term. There was no action needed from the Board.

After review, motion was made by Josanne Smith, seconded by Raymond Rieger to accept the December 31, 2017 financial report and bank reconciliations as prepared and presented by management. The motion was approved unanimous.

**Collection Report:**

Collection matters were discussed at the Executive Session Meeting on January 16, 2018. There was discussion on the cost of the NOD and if there was equity in the property. Management is to report back and update the Board. After discussion, A Motion was made by Ron Crisp, Seconded by Josanne Smith to approve starting the NOD process on APN#637-062-008 if it is determined there is equity in the property. The motion was approved unanimous.

**Old Business:**

**Alice Marble Hall/Vacancy/Search for New Tenants:**

Management has obtained at least 5 perspective tenants wanting to lease the hall. Management will be signing new lease agreements with the new tenants as soon as new lease document is approved.

**Emergency Preparedness/Generator**

No update. It was noted that Renova Solar provided an estimate of possible costs for the committee to review. The committee will continue working on the project and report back at the next meeting. Raymond Rieger provided the board with a copy of an email that was sent to Charlie Ash outlining possible alternatives to the Emergency Preparedness/Generator issue as well as coordination with future electrical upgrade.

**Update (Bullet Points) on Neighbors Helping Neighbors Program for PDCCA**

No report.

**Discuss "Nextdoor" Private Social Networking for Local Communities**

No report.

**NEW BUSINESS:**

**Proposal to install Water Recirculation Pump on Hot Water System for Showers at the pool**

The Board reviewed the proposal to install a Water Recirculation Pump and related piping on hot water system for showers from Universal Plumbing at a cost of \$621 at the men's restroom at the pool area.

After review and discussion, Motion to approve the proposal from Universal Plumbing to install a water circulation pump at the men's restroom at the pool area at a cost of \$621 was made by Josanne Smith seconded by Raymond Rieger. The motion was approved unanimous.

Signing of the Reyes Coca Cola Bottling LLC Equipment Placement Agreement

The Board reviewed the agreement from Reyes Coca Cola Bottling, LLC for the placement of a new Coke machine at the pool area. After review, Motion was made by Josanne Smith, Seconded by Raymond Rieger to not sign the Reyes Coca Cola Bottling, LLC Equipment Placement Agreement, discontinue having a vending machine in the pool area, and have the metal cage removed from the pool area. The motion was approved unanimous.

**Management Reports:**

The Management report for the period ending December 31, 2017 which consisted of the New Operations Report, Action Item List, Violation Report, the Architectural Request Report, Neighborhood Watch Crime Log, New Newsletters Advertiser List, Escrows Closed and Action List were reviewed and accepted by the Board. The Board has requested that the Newsletter Advertiser Log be removed from the Board packet and add the key fob log report.

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

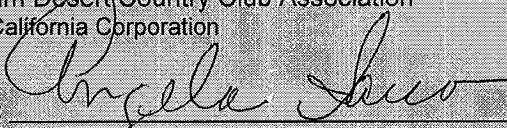
**NEXT MEETING:**

The next Board of Director Meeting is to be held on Tuesday, February 20, 2018 at 6:00 PM at the Association's Board Room.

**ADJOURNMENT:**

With no further business to be brought before the board and upon a motion made by Josanne Smith, seconded by Raymond Rieger and unanimously approved, the meeting was adjourned back into executive session to continue review of various lease agreements at 6:48 PM.

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

<b>CERTIFICATE OF SECRETARY</b>	
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>2-20-18</u>
BY:	
Palm Desert Country Club Association A California Corporation Secretary of Director	