

**REGULAR MEETING MINUTES
BOARD OF DIRECTORS
Palm Desert Country Club Association
March 20, 2018**

A Regular meeting of the Board of Directors of the Palm Desert Country Club Association was held on Tuesday, March 20, 2018 at 6:00 p.m. 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
Angela Sacco, Secretary
Josanne Smith, Vice President
Kathleen O'Brien, Director
Steven Waller, Treasurer
Raymond Rieger, Director

DIRECTORS ABSENT: None

ALSO PRESENT: Steven Shuey, PCAM, CCAM, General Manager and Patricia Moeller, Community Association Manager. There were no homeowners present.

CALL TO ORDER:

Ron Crisp called the Open Session meeting to order at 5:33 p.m.

APPROVAL OF THE AGENDA:

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

HOMEOWNER FORUM:

There were no homeowners present.

PRESIDENT'S REPORT:

President, Ron Crisp stated that he thinks that management is doing a great job. He mentioned having everyone understand what the association handles in regard to homeowner complaints. The association is responsible for the association common area property and the appearance of the homes in the community. The streets are City streets and all homes are individually owned. Therefore, crime or disturbance complaints need to be reported to the police (sheriff). It is advisable to also notify management who will advise the board of directors as an information item. The association will take action if a provision of the CC&Rs are violated such as "creating a nuisance".

SECRETARY'S REPORT:

Minutes:

After review, motion was made and seconded to approve the meeting Minutes of February 20, 2018 as presented. The motion was approved unanimous.

Disclosure of Executive Session:

The following items were discussed in Executive Session: Golf Course development, no action taken; Cell Tower lease arrangement, management was directed to instruct GJK to submit a counter offer; Collections were reviewed.

TREASURERS REPORT:

The Treasurer's report was given by Treasurer, Steve Waller. The February 28, 2018 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 also noted that there is a CDAR account in the amount of \$110,126.83 that matures each month. 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.

The Board also reviewed the Debit Card account. It was recommended by management that the account be closed and the funds be deposited into the operating account. After discussion, motion to approve to close the debit card account at First Foundation Bank and deposit funds into the operating account at Pacific Western Bank was made by Josanne Smith, seconded by Angela Sacco. The motion was approved unanimous.

After review, motion was made by Angela Sacco, seconded by Josanne Smith to accept the February 28, 2018 financial report and bank reconciliations as prepared by management. The motion was approved unanimous.

Collection Report:

Collection matters were discussed at the Executive Session Meeting on March 20, 2018. After discussion, motion was made and seconded to authorize Guralnick Gilliland & Knighten as the Associations legal counsel to execute and record an assessment lien against the following APN #'s 637-033-004, 637-132-002, 637-122-001, 637-123-007, 637-101-010, 637-233-004, 637-234-024, 637-211-019, 637-232-008, 637-190-029, 637-111-016, 637-032-009 was made by Steve Waller, seconded by Josanne Smith. The motion was approved unanimous.

UNFINISHED BUSINESS:

Spa & Pool Area Deck Work/Pool Plaster Proposals

A recommendation was made to replace all the pool decking with pavers as opposed to replacing the concrete. It was agreed that with a cost under \$150,000, the idea is worthy of further consideration. Management was directed to set up a meeting with F&F Construction to meet with one or two board members along with management. Following that meeting, further bids may be requested. The Board reviewed the proposals from Rammell Construction & Laguna Falls for replaster of the pools and spa. There was no action taken.

Alice Marble Hall

There was concern on the publication of flyers by C&D Events in that it looked like the Association was sponsoring the event. The Board has requested that the flyer be changed and remove PDCCA from the header.

NEW BUSINESS:

Board Member Resignation

Charlie Ash has resigned from the Board of Directors effective February 28, 2018. The Board approved sending flowers and a card thanking him for his many years of service.

Bylaw Amendment Ballot

Management reported that 194 ballots have been received as March 20, 2018 and that a quorum has been established.

Annual Meeting

The Annual Meeting has been scheduled for Tuesday, June 19, 2018 @ 4:00 pm. It was noted that the board member election process is subject to the outcome of the bylaw amendment.

Ring Down Phone at Hall & Pool Area

Director, Raymond Rieger is interested in placing a "Ring Down Phone" at the Alice Marble Hall and Pool area. The phone is to connect to PPM's answering service. Management is authorized to have installation completed if the cost does not exceed an additional \$100 per month in billing.

Management Reports:

The Management report for the period ending January 31, 2018 which consisted of the 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.

After review, motion was made by Josanne Smith, seconded by Steve Waller to accept the Management Reports as presented by Management. The motion was approved unanimously.

Committee Reports:

Emergency Preparedness/Generator/Solar Panels/Electrical Upgrades/Hand Held Radios

There was discussion on obtaining a set of long distance hand held radios for emergency purposes. There was also discussion on installing solar panels on the roof. Tim Ollom of Tiger Electric has been scheduled to make presentation at the next Board meeting.

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

No report.

NEXT MEETING:

The next Board of Director Meeting is to be held on Tuesday, April 17, 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 Ron Crisp and unanimously approved, the meeting was adjourned at 7:00 PM.

Respectfully submitted,
Steven Shuey, PCAM, CCAM
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: 4/17/2018

Palm Desert Country Club Association
A California Corporation

BY: Josephine Smith
Secretary or Director