

**PALM DESERT COUNTRY CLUB ASSOCIATION  
BOARD OF DIRECTORS REGULAR MEETING MINUTES  
Palm Desert Country Club Association Board Room  
77-800 California Drive, Palm Desert, CA 92211  
January 24, 2017**

A Regular meeting of the Board of Directors of the Palm Desert Country Club Association was held on Tuesday, January 24, 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  
Josanne Smith, Vice President  
James Olsen, Treasurer  
Charles Ash, Director

**DIRECTORS ABSENT:** Kathleen O'Brien, Director  
Angela Sacco, Secretary

**ALSO PRESENT:** Steven Shuey, PCAM, CCAM, Interim Community Manager, representing Personalized Property Management.

**HOMEOWNER'S PRESENT:**  
10 homeowners were present to observe the meeting. Several made comments in open forum.

**CALL TO ORDER:**

Ron Crisp called the meeting to order at 6:04 p.m.

It was noted that as a result of discussion at the executive session, immediately prior to this meeting, the agenda was modified to add "Governing document ballot measure" issue.

A motion was made by Charles Ash, seconded by Joanne Smith to approve and accept the agenda for this meeting as presented. The motion passed unanimous.

**HOMEOWNER FORUM**

During open forum several owners commented on their lack of knowledge regarding the transition process and transparency of the board actions. Board members explained their reasoning and noted that the issue was noted in the PDCCA magazine. The board of directors makes a continuous effort to be as transparent as possible. Homeowners were reminded that they may attend open session meetings if they desire more detail about actions of the board than can be obtained from the magazine and minutes of meetings. Board members noted the need for replacement board members and encouraged anyone interested to make their interest known to management and the board members.

There was also discussion about pool operating hours and a request to extend the hours to close at 10 PM. There was a request to consider allowing 2 key fobs per household.

There was a question about reserve allocation having been reduced to \$1,000 per month. The reasoning was explained.

Open forum was closed at 6:35 PM

**PRESIDENT'S REPORT:**

A report was given as to how and why the transition in management took place the way it did.

**SECRETARY'S REPORT:**

**Minutes:**

A motion was made by Charles Ash, seconded by Josanne Smith to approve the Minutes of the December 6, 2016 meeting as presented. The motion passed unanimous.

### **Disclosure of Executive Session:**

A disclosure of the Executive Session was made by Ron Crisp who indicated that there was discussion regarding delinquencies noting a number of delinquent accounts are being looked into by the association's attorney, various contracts were reviewed, and there was discussion on the ballot measure issue (in progress for about 2 years) indicating action to be taken today at this meeting. (See below)

### **TREASURERS REPORT:**

The Treasurer's report was given by Steven Shuey who reviewed the highlights of the financial report for December 31, 2016 as summarized in documentation provided in the Open Session Board Meeting Packet and reported that the Association is over budget year to date \$24,321 due to unexpected expenses which include legal fees, employee salaries (vacation pay-out to former Community Manager), office expenses (interim management), and a decrease in revenue (assessments not paid and loss of rental income). It was noted that December is the association's year end and the Association's CPA is in process of reviewing the financial reports.

*A motion was made by Charles Ash, seconded by Jim Olson to accept the financial report. The motion passed unanimous.*

### **Collection Report:**

Collection matters were discussed in the Executive Session. It was noted that there are a number of delinquent accounts being worked on by the association's attorney.

### **UNFINISHED BUSINESS**

The following items were discussed:

Management Transition was reviewed. It was agreed that progress is as planned.

### **NEW BUSINESS**

#### **1. Replacement board member Consideration**

It was noted that a candidate was to have submitted a biography for review, but it has not been received as yet.

#### **2. School business & Property sale**

It was noted that a group has indicated a desire to purchase the property where the school is located. Insufficient information was available. Following brief discussion it was agreed to have management pass forward any additional information that is received. No action was taken at this time.

#### **3. Pool operating hours:**

Following discussion, which included comments from the audience, a motion was made by Jim Olson, seconded by Josanne Smith to change the operating hours to be 8:00 AM to 10:00 PM, daily, 7 days a week including holidays. The motion passed unanimous. It was further recommended and management was directed to place a survey question in the magazine regarding the pool hours change, requesting comment from homeowners.

### **Management Report:**

1. The Architectural Request Report, PDCCA Debit Card Purchase Report, Newsletter Advertiser List and Accomplishment Log were provided for the board's review. There was no Violation Report or Neighborhood Watch Crime Log Report provided. Shuey noted that if one is received he will forward it on to the board members.

2. Mr. Shuey reviewed the information provided by the association's Inspector of elections, whereat she recommended closing the governing document election process and for the board to seek recommendations from their attorney on how to proceed further. Following a brief discussion a motion was made by Josanne Smith, seconded by Jim Olson to announce the close of the election effective February 20, 2016 and plan to count the ballots at the next open board meeting currently scheduled for February 21, 2017. The motion passed unanimous.

It was recommended that the open meeting scheduled for February 21 be opened at 4:00 PM to start the ballot counting process and allow it to continue until 6:00PM. It was agreed the counting process may continue by the inspectors of election along with any homeowners who choose to witness the process, while the board adjourns to executive session at 5:00 PM, with the open session reconvening at 6:00 PM for regular business.

**Committee Reports:**

None.

**NEXT MEETING:**

The next meeting is scheduled for Tuesday, February 21, 2017 at 6:00 p.m.

**ADJOURNMENT:**

With no further business before the board at this time, the Open Session meeting was adjourned at 7:40 p.m. on a motion made by Charles Ash, seconded by Josanne Smith.

Respectfully submitted,  
Steven Shuey, PCAM, CCAM, Interim Community Association 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>2-21-2017</u>
	Palm Desert Country Club Association A California Corporation
BY:	<u>Angela Jacco</u> Secretary or Director