

REGULAR MEETING MINUTES
BOARD OF DIRECTORS
Palm City Association dba
Palm Desert Country Club Association
May 21, 2019

A Regular meeting of the Board of Directors of the Palm Desert Country Club Association was held on Tuesday, May 21, 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
Angela Sacco, Treasurer
Raymond Rieger, Director
Krisie Lefave, Director
Kathleen O'Brien, Director

DIRECTORS ABSENT: None

ALSO PRESENT: Steven Shuey, PCAM, CCAM General Manager, and Patricia Moeller, On-site Community Association Manager representing Personalized Property Management and homeowners Bobbie & Bill Rich and Kris Stufferud.

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 comments were made during open forum: There were questions regarding the upcoming Spectrum vote and Town Hall Meeting.

PRESIDENT'S REPORT:

There was no report from the President.

SECRETARY'S REPORT:

Minutes:

After review, motion to approve the April 16, 2019 meeting Minutes as submitted was made by Raymond Rieger, seconded by Josanne Smith. The motion was approved unanimous.

DICLOSURE OF EXECUTIVE SESSION:

Today, at 4:15PM, prior to this meeting, an Executive Session Meeting was held which lasted about 1 hour and 55 minutes. Discussion included Spectrum Bulk Rate offer, solar project proposals, discipline hearings and collection matters.

TREASURERS REPORT:

The Treasurer's report was given by Steven Shuey. The April 30, 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 under budget for the month by \$3,904.

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.

It was also noted that there are 2 reserve CDAR accounts that will mature on May 28, 2019 in the amounts of \$162,450.57 and will be rolled over into another 26 week term and \$210,338.28 will be rolled over into another 13 week term.

After review, motion to accept the April 30, 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. The Board approved sending Pay or Lien letters to approximately 66 delinquent homeowners at a minimum cost of \$150 per letter which will be assessed to the 66 delinquent homeowner's accounts.

Committee Reports:

Emergency Preparedness Committee - Chair, Raymond Rieger

The committee is continuing to look into solar panels for the association but have placed this item on hold.

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

Management and Committee Chair, Kathleen O'Brien will meet to draft a letter to the City of Palm Desert requesting the installation of flashing speed limit signs to be placed on Warner Trail.

UNFINISHED BUSINESS:

Annual Meeting

Management and staff will act as the Inspector of Elections for the upcoming Annual Meeting.

Office Redecorating Progress

Management has completed the office redecorating under budget. The Board is pleased with the new office décor.

NEW BUSINESS:

Alice Marble Hall Issues

Management is in the process of purchasing a new wireless microphone system for the Alice Marble Hall for the upcoming Annual Meeting. The Board thought that was a great idea. After discussion, Motion to approve a \$1,000 budget for a new wireless microphone system for the AMH was made by Josanne Smith, seconded by Raymond Rieger. The motion was approved unanimous.

Alice Marble Hall Table Replacement

Management informed the Board that some of the tables in the hall were falling apart and need to be replaced. After discussion, Motion to approve a \$1,000 budget to replace of 10-12 tables

in the hall was made by Raymond Rieger, seconded by Josanne Smith. The motion was approved unanimous.

Insurance Renewal

Management informed the Board of the impending insurance renewal for all of the association's insurance policies. Management has yet to receive the proposal.

ADA Compliance Proposal

The Board reviewed the ADA Compliance proposal from ARCOR to inspect the association's common area and provide a report on what action need to be taken to bring the common area into ADA compliance. After review, Motion to approve the proposal from ARCOR for the ADA Compliance report for the common area at a cost of \$2,540 was made by Kim Herman, seconded by Josanne Smith. The motion was approved unanimous.

Pool Equipment Cover Repair Proposal

The Board reviewed a proposal from Vantage Point Construction to repair the pool equipment enclosure. After review, Motion to approve the proposal from Vantage Point to repair the pool equipment cover at a cost of \$3,427 was made by Raymond Rieger, seconded by Josanne Smith. The motion was approved unanimous.

Pool Deck Repair Proposal

The Board reviewed a proposal from Vantage Point Construction to repair lifted spots (spalling) on the pool deck. The Board felt the price was a little high for the work that needed to be done. Management will request a price reduction for the deck repairs. After review, Motion to approve the proposal from Vantage Point to repair the pool deck, to be negotiated by management at a cost not to exceed \$2,500 was made by Raymond Rieger, seconded by Josanne Smith. The motion was approved unanimous.

Family Pool & Spa Renovation Proposal

The Board reviewed a proposal from Rammell Construction to renovate the Adult pool and spa with new plaster, new tile, new handrails and a 4ft cantilever deck edge for a cost of \$38,950. After review, Motion to approve the proposal from Rammell Construction for the adult pool and spa renovation work at a cost of \$38,950 was made by Raymond Rieger, seconded by Josanne Smith. The motion was approved unanimous.

Management Reports:

The Management reports for the period ending April 30, 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, June 18, 2019 immediately following the 5:00pm Executive Session Meeting. The Homeowners Open Forum starts at 6:30 p.m.

ADJOURNMENT:

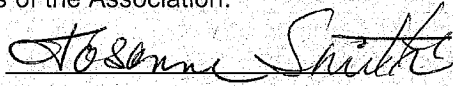
With no further business to be brought before the board and upon a motion made by Raymond Rieger, seconded by Josanne Smith and unanimously approved, the meeting was adjourned at 7:40 p.m.

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

CERTIFICATE OF SECRETARY

I certify that I am a director of the 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:



Palm Desert Country Club Association
A California Corporation