

REGULAR MEETING MINUTES
BOARD OF DIRECTORS
Palm City Association dba
Palm Desert Country Club Association
January 15, 2019

A Regular meeting of the Board of Directors of the Palm Desert Country Club Association was held on Tuesday, January 15, 2019 at 5:35 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
Josanne Smith, Vice President
Kim Herman, Secretary
Krisie Lefave, Director
Raymond Rieger, 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.

CALL TO ORDER:

Ron Crisp called the Open Session meeting to order at 5:35 p.m.

APPROVAL OF THE AGENDA:

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

HOMEOWNER FORUM:

The following comments were made during open forum: Homeowner would like the Board to consider having Social events throughout the year. There are homeowners speeding down streets within the community.

PRESIDENT'S REPORT:

Ron Crisp reported that he and a few other Board members attended GGK's Legal Update. Ron reported that the association needs to create a funds transfer resolution for the annual reserve contribution. And the board needs to form a financial subcommittee to review the financial statements during the months there is not a board meeting.

SECRETARY'S REPORT:

Minutes:

After review, motion to approve the December 18, 2018 meeting Minutes as submitted by management was made by Josanne Smith, seconded by Kim Herman. The motion was approved unanimous.

DICLOSURE OF EXECUTIVE SESSION:

Today, at 5:00 PM, prior to this meeting, an Executive Session Meeting was held which lasted about 35 minutes. Discussion included solar project proposals and collection matters.

TREASURERS REPORT:

The Treasurer's report was given by Steven Shuey. The December 31, 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 noted that the association is over budget for the month by \$8,989 and over budget for the year by \$27,662.

It was noted that there is a CDAR account in the amount of \$60,135.23 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 reported that management moved \$50,000 from a CDAR account into the association's operating checking account to cover expenses, previously approved by the board at the November 20, 2018 meeting.

After review, a motion was made by Josanne Smith, seconded by Kim Herman to accept the December 31, 2018 financial report and bank reconciliations as prepared by management. The motion was approved unanimous.

Collection Report:

The Board reviewed the collection report. There were no actions necessary by the Board regarding the collection report.

Committee Reports:

Emergency Preparedness Committee - Chair, Raymond Rieger

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

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

Kathleen reported that she has been posting the Meet & Greet with the Palm Desert Sheriff's Department, K9 units, Citizens on Patrol on social media. The Meet & Greet will be held on Friday, January 18, 2019 from 5pm-7pm at the Alice Marble Hall. It was recommended to Kathleen to use the upcoming social events to get the word out about the Neighbors helping Neighbors Program.

UNFINISHED BUSINESS:

AMH Toilet Report

The toilet in the AMH bathroom has been replaced and is working.

Exterior Building Painting

The Board reviewed color renderings prepared by Dunn Edwards. The Board reviewed 4 more color renderings that were "Modern Mid Century". After a lengthy discussion, Motion to approve color rendering #14 (Body color- Miner's Dust; Accent color-Light Grey; Wrought Iron color- Precious Pearls) was made by Raymond Rieger, seconded by Krisie Lefave. The motion was approved unanimous.

Pool Coping Repairs

The Board reviewed updated proposals from Rammell Construction, Laguna Pools and Gardner Pools. The proposals were for the pool coping removal and replace with a 4ft cantilever edge, replacement of the tile, grab rails and to replaster the family pool. After a lengthy discussion, Motion to approve the proposal from Rammell Construction at a cost of \$34,700 was made by Kim Herman, seconded by Kathleen O'Brien. The motion was approved unanimous.

NEW BUSINESS:

Alice Marble Hall Issues

There were no issues to report.

Electrical Usage Spread Sheet

The Board reviewed the updated 2018 Electrical Usage spread sheet that was prepared by management. There was no action taken.

Change Newsletter Publication during Season

Kathleen pointed out good reasons to keep the publication schedule at every other month all year. Following discussion it was agreed to change the newsletter publication back to bi-monthly (rescinding last month's decision) and possibly adding an additional issue during the holiday season. It was determined that the other homeowners within the Country Club should be receiving the bi-monthly newsletter as they have in the past.

Guards at Homeowner Events when Alcohol is served

There was discussion on the necessity of having two (2) guards at a homeowner's event when alcohol is served at the Alice Marble Hall. The Board agreed to reduce the guards at homeowner events at the AMH down to one (1) and will revisit the issue if necessary.

Montessori School Driveway Widening and Sign Request

The Montessori has requested that the driveway for pick up and drop off of students be widened to prevent vehicles driving up on the landscape. There was also a request to have a sign installed to show where the location of the school is located. The Board is not opposed to either request and suggested that approval is obtained from the City of Palm Desert for the sign and submits their request in writing with pictures of the sign. The Board also requested that management obtain a proposal from an asphalt company for the widening of the driveway.

Neighborhood Watch Meet & Greet

A Neighborhood Meet & Greet was scheduled by the Palm Desert Sheriff's Department for Friday, January 18, 2019 from 5:00pm-7:00pm.

Management Reports:

The Management report for the period ending November 30, 2018 which consisted of the Operations Report, Action Item List, Violation Report, the Architectural Request Report, Neighborhood Watch Crime Log, Escrows Closed were reviewed.

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

NEXT MEETING:

The next regular Board of Directors Meeting has been scheduled for Tuesday, February 19, 2019 immediately following the 5:00 p.m. 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 Kim Herman, seconded by Josanne Smith and unanimously approved, the meeting was adjourned at 7:25 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: 2/19/19

Palm Desert Country Club Association
A California Corporation

BY: 
Secretary or Director