

**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
April 18, 2017**

A Regular meeting of the Board of Directors of the Palm Desert Country Club Association was held on Tuesday, April 18, 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
Charles Ash, Director
Kathleen O'Brien, Director (Via Teleconference to Open the Board Meeting; after doing so, then exited the meeting)

DIRECTORS ABSENT: Angela Sacco, Secretary
James Olsen, Treasurer (Resigned earlier in the week)

ALSO PRESENT: Debbie Boss, Community Association General Manager, representing Personalized Property Management. Wayne Guralnick, HOA Attorney/Guralnick, Gilliland and Knighten, Attorneys at Law.

HOMEOWNER'S PRESENT:
Please see the attached list of Homeowners, Non-Homeowners and Open Space Action Committee Members who were present for the Open Session Board meeting to voice their concerns regarding the proposed development of the Executive Golf Course.

CALL TO ORDER:
Ron Crisp called the Open Session meeting to order at 6:04 p.m.

Attorney, Wayne Guralnick stated that upon a determination made by the Board by a vote of two-thirds of the Directors present at the meeting, that there is a need to take immediate action and that the need for this action came to the attention of the Board after the agenda was distributed (pursuant to subdivision (a) of Section 4920). As a result, the agenda was modified to add the appointment of Josanne Smith as the Assistant Secretary of the Association. A motion was made by Charles Ash, seconded by Ron Crisp to appoint Josanne Smith as the Assistant Secretary of the Association. The motion passed unanimous.

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

HOMEOWNER FORUM:
Homeowners, Non-Homeowners and Members of the Open Space Action Committee were present (see the attached list people who attended the meeting). Residents shared their concerns and provided feedback to Association's Attorney, Wayne Guralnick regarding the proposed development of the Executive Golf Course.

PRESIDENT'S REPORT:

Ron Crisp indicated that the proposed development of the Executive Golf Course would be discussed later during the Open Session Board meeting.

SECRETARY'S REPORT:

Minutes:

A motion was made by Charles Ash, seconded by Josanne Smith to approve the Minutes of the March 21, 2017 meeting as amended (the word "Interim" shall be removed from the Community Association Manager's title). The motion passed unanimous.

Disclosure of Executive Session:

A disclosure of the Executive Session was made by Debbie Boss who indicated that there were Contract, Collection, Personnel matters and Member Discipline issues discussed. The Executive Session meeting minutes for March 21, 2107 and April 10, 2017 were approved as amended.

TREASURERS REPORT:

The Treasurer's report was given by Debbie Boss who reported that the Association is doing well and is approximately \$30,000 under budget YTD (through March 31, 2017). CPA, Chuck Beck finalized the December 31, 2016 year-end financial audit for the Association. Following review, A motion was made by Josanne Smith, seconded by Charles Ash to approve the December 31, 2016 year-end financial audit prepared by Beck & Associates. Management was authorized to prepare and mail the document to the membership by May 1, 2017. The motion passed unanimous.

Collection Report:

Collection matters were discussed in the Executive Session on April 18, 2017. It was noted that there are a number of delinquent accounts being worked on by the Association's Attorney and PPM.

MANAGEMENT & MAINTENANCE REPORTS:

Old Business:

PDCCA Newsletter: It was noted that the newsletter has historically been produced on a monthly basis and is an expense to the Association. As a cost savings measure, the Board recently made a decision to produce the publication every other month. Management reported that the PDCCA newsletter for the remainder of 2017 will be produced during the months: May, July, September, and November.

New Business:

Restated Bylaws - April, 2017 for Board Approval: After review, A motion was made by Josanne Smith, seconded by Charles Ash to approve the Restated Bylaws dated April, 2017 prepared by HOA Attorney, Wayne Guralnick. The motion passed unanimous.

Executive Golf Course Proposed Development:

It was noted that the Board previously agreed to have the Association's Legal Counsel look into the proposed development of the Executive Golf Course. Board President, Ron Crisp and Association Attorney, Wayne Guralnick met with Eric from the City Planning Department to

discuss the project. The next Planning Commission meeting is scheduled for September, 2017.

The Board has agreed to oppose the proposed development with respect to design issues. HOA Attorney, Wayne Guralnick listened to Homeowners, Non-Homeowners and Members of the Open Space Action Committee who expressed their concerns regarding the project. One of the Open Space Action Committee Members suggested that Wayne Guralnick speak with Matt Ward, the Attorney who is representing the Open Space Action Committee. Another member indicated that there might be a deed restriction that would prohibit development. The Association's Attorney offered feedback and suggestions to the residents regarding the proposed development project.

Management Report:

1. Management reviewed the PDCCA Violation Report, the Architectural Request Report, Neighborhood Watch Crime Log Report, PDCCA Debit Card Purchase Report, Newsletter Advertiser List and Accomplishment Log with the Board for the period ending March 31, 2017.

Committee Reports:

None.

NEXT MEETING:

The next meeting is scheduled for Tuesday, May 16, 2017 at 6:00 p.m.

ADJOURNMENT:

With no further business to be brought before the board at this time, the Open Session meeting was adjourned at 7:47 p.m. on A motion made by Charles Ash, seconded by Ron Crisp. Unanimous.

**Respectfully submitted,
Debbie Boss, Community Association General Manager
Personalized Property Management Company**

CERTIFICATE OF SECRETARY	
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>5-16-17</u>	
	Palm Desert Country Club Association A California Corporation
BY: <u>Angela Lauer</u>	Secretary or Director