



Open Session Board Meeting

September 18, 2018

**Palm Desert Country Club Association Board Room
 77-800 California Drive, Palm Desert, CA 92211**

AGENDA

| | <u>PAGE</u> |
|---|-------------------|
| I. Call to Order | |
| Approval of Agenda | |
| II. Homeowners' Open Forum (3 minutes to address the Board) | |
| • Kyle Brooks-43365 Warner Trail -Feral Cats being dropped off in Neighborhood by Animal Rights Group | |
| III. President's Report | Verbal Ron Crisp |
| IV. Secretary's Report | |
| • Approval of Minutes from June 19, 2018 Meeting | 1-5 |
| • Disclosure of Executive Session | Verbal Management |
| V. Treasurer's Report | |
| • August 30, 2018 Financial Report (Collections / CDAR Renewals) | 6-42 |
| • 2019 Draft Annual Budget | 43-44 |
| • Recommended Reserve Study Adjustments | 45-46 |
| • 2019 Reserve Study | Loose |
| • 2017 Audit | 47-56 |
| VI. Committee Reports | |
| • Emergency Preparedness/Generator/Solar Panels/Hand Held Radios-Update | Raymond |
| • Neighbors Helping Neighbors Program- Update | Kathleen |
| VII. Old Business | |
| • Alice Marble Hall Issues | |
| • Ring Down Phone at Pool Area | Completed |
| • Interior/Exterior Paint Proposals and Color Renderings | 57-69 |
| • Pool Coping Repair Proposals (Osborn's Proposal will be loose) | 70 |
| VII. New Business | |
| • Southwest Plumbing Toilet Replacement Proposal | 71 |
| • Ratify Spa Filter Replacement | |
| • Ratify Alice Marble Hall AC Unit Compressor Replacement | 72-73 |
| • Civil Code 4041 | 74 |
| • Management Office Window Replacement Proposals | Discussion |
| • Redlined and Draft Review of Rules & Regulations | 75-91 |
| VIII. Management Reports-May 2018 | |
| • Operation & Action Item Report | 92-94 |
| • CC&R Violation Report | 95 |
| • Monthly Architectural Request Report | 96-100 |
| • Monthly Neighborhood Crime Report | No Report |
| • Closed Escrows/New Owners | 101 |
| X. Next Meeting –October 16, 2018 | |
| XI. Adjournment | |

Executive Session Board Meeting
(Confidential - Board Members Only)

September 18, 2018 @ 5:00pm
Palm Desert Country Club Association Board Room
77-800 California Drive, Palm Desert, CA 92211

AGENDA

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|--------------|---|-------------|
| I. | Call to Order | Page |
| | Approval of Agenda | |
| II. | Minutes | |
| | a) Approval of Minutes from June 19, 2018 Executive Session | |
| | b) Approval of the June 28, 2018 Hearing Minutes | |
| | c) Approval of Minutes from August 20, 2018 Executive Session | |
| III. | Member Issues/Discipline | |
| IV. | Legal | |
| | a) Executive Golf Course Update: - Wayne Guralnick | |
| | b) Crown Castle Lease | |
| V. | Contracts | |
| | a) Review changes to PPA between Nobell & PDCCA-Wayne Guralnick | |
| | b) Review of the Site Lease Contract for Solar Structure | |
| VI. | Collections | |
| | a) Collection Report | |
| VII. | Personnel Matters | |
| VIII. | Next Meeting – (October 16, 2018) | |
| IX. | Adjournment | |