

**ESPRIT PALM SPRINGS HOMEOWNERS ASSOCIATION**  
**Board of Directors Meeting**  
**General Session Minutes**  
**November 27, 2018**  
**Smoke Tree Clubhouse/ 1655 E. Palm Canyon Drive, Palm Springs, CA**

**Notice of Meeting:** Upon due notice, given and received, a General Session board meeting of the Esprit Homeowner Association Board of Directors was held on November 27, 2018 at 9:30 a.m., at the SmokeTree Clubhouse, Palm Springs.

**Present:** A quorum of the Board was established with the following Directors in attendance:

Julie Ridding	President
Louise Bleier	Vice-President
Remedios Hines	Secretary
Teresa Lepard	Treasurer – via telephone conference

**Absent:**

Vacant Position	Director
-----------------	----------

**Others Present:** Rose Reyes, CCAM®, CMCA®, AMS®– on behalf of DRM/Associa Management  
Community Association Manager

**Call to Order:** Board President, Julie Ridding called the general session of the Board of Directors to order at 9:31 a.m.

**Homeowner Forum** – Two (Jeff Cannon & Duane Ridding) homeowners were present and discussed several items.

**President’s Report**

Ms. Ridding reported that season has commenced, and property inspections will commence again and management will be working with the community to educate the membership on association rules to avoid any violations. The land lease correspondence to the owner was submitted by the attorney; however, there is no additional information to report on the land lease.

**Minutes**

Management submitted the general minutes from the October 23, 2018 meeting.

**A motion was made by L. Bleir and seconded by R. Hines to approve the submitted minutes with noted corrections. The motion passed unanimously (4-0)**

**Treasurer’s Report**

Teresa Lepard (Treasurer) provided a summary of the October 2018 financial reports, provided by CAFS.

Management also enclosed the draft budget for 2019 that was prepared by Teresa Lepard.

**A motion was made by J. Ridding and seconded by L Bleier to approve the submitted Budget for the 2019 year and the October 2018 financials. The motioned passed unanimously (4-0)**

### **Property Report**

The maintenance report prepared and submitted by Larry Dean for services from October 8, 2018 through October 31, 2018 was reviewed. Note, Julie is the Liaison with management regarding any association business.

### **Landscape Report**

Several proposals were submitted by Conserve and a discussion occurred with Brent on the proposals. After discussion the board approved the proposals during general session; however, after the executive session the board agreed to hold off on the proposals since Conserve was terminated during executive session.

### **Architectural Report**

ARC Submittals & Updates- An application was submitted by Dermody, unit # 102 to install tile to the rear patio floors with neutral colors. After discussion and review of the application the board denied the application since the owner was unable to provide information on tile material, vendor and no details on proper drainage away from building.

### **Old Business**

Community Sign Proposals- The board directed management to inform Signarama that the sign needs to be adjusted fit the wall size.

Long Term Parking & Parking Passes – A discussion occurred regarding the long-term parking area and the process. Management will send the information to board members Julie & Teresa for final edits. In addition, the board approved for management to change out the long-term parking key since there are several copies distributed. Management will send out a notice to the membership of this matter and will change out the lock and obtain non-duplicate keys for the long-term parking. The board also discussed parking passes for the community and agreed that 1 color should be issued for covered parking areas and 1 color for uncovered parking. Management will obtain information and cost on passes for guest and owners.

### **New Business**

Entry System Update- The board directed management to send an email blast to the membership regarding the phone entry system update. As of today, 76 forms have been received and the clean-up of the system will be occurring the second week of December.

Earthquake Insurance - Management submitted the earthquake insurance information as requested by the board. The board has directed management to provide a summary of the earthquake insurance at the annual meeting to the membership.

Management Report- Management reported that the following management reports were submitted for the boards review and records. Manager notes and work order log (from October 15 to November 30, 2018).

Management was directed to complete the following additional action items and/or management provide the additional items:

- December 2018 Meeting – Send an email blast to the membership and inform them that the December 2018 general meeting will be cancelled; however, an executive meeting will be held on December 12, 2018.
- Fire Ant Treatment – Management sent out a notice by email to the membership regarding the Fire ant treatment occurring on December 5, 2018.
- Newsletter – A copy of the newsletter was submitted for the record and the board thanked Louise for preparing the newsletter.
- Additional Covered Carports- Management submitted a proposal for an additional carport for a total cost of \$44,000. The matter was closed since the association does not have the funds to complete this project.
- Car Charging Station – Management has reached out to HPE Purple and will arrange to meet with them on site to obtain a proposal.
- Cleaning Person – Management to obtain a cost for a cleaning person to clean the pool furniture. Board agreed to 1 cleaning a month until May 2019.
- Tennis Nets – The board reviewed the proposals and directed management to purchase two (2) tennis nets on Amazon for a total cost \$203.00 with the DRM credit card and request reimbursement from CAFS.
- Pool Service Proposals – The board tabled this project until the next meeting, so management can obtain an additional proposal for review.

### **Adjournment to Executive Session**

The General Session of the Board of Directors meeting was adjourned at 11:52 a.m. to commence the executive session.

### **Reconvened after executive session at 12:47 p.m.**

The board reconvened to note in the minutes the following transactions that took place in executive session:

- Several violations were discussed.
- The termination of the landscape company and approval of the new landscape company “Hortech Landscape”

There being no further business to discuss the board meeting adjourned at 12:50 p.m.

Attest:



Secretary – Remedios Hines, and/or Director

Prepared by: Rose Reyes, CCAM®, CMCA®, AMS®  
Community Association Manager  
Desert Resort Management/Associa