

COUNTRY CLUB TERRACE HOMEOWNERS ASSOCIATION
MINUTES OF THE REGULAR MEETING
OF THE BOARD OF DIRECTORS
January 26, 2022

5:40 pm. - Meeting called to order at the Schooler home by Maria Clarke

Board members present: Linda Camacho, Maria Clarke, Jimmie Gallotto, Brandi Samuels, Dawn Schooler

Other homeowners present: Charlene Claybaugh, Jacob Hopkins, Marlene Price (Zoom), Don Samuels (Zoom), Leanne Samuels, Richard Samuels, Jim Schooler, Bridget Wilcox, Chuck Wilcox

Approval of Minutes – *Minutes of the October 27, 2021 board meeting were reviewed and approved (Vote: 5-0)*

Treasurer’s Report - Jimmie Gallotto reported the CCT balances as of January 20, 2022:

Checking Account -	\$21,740.27
Unrestricted Savings	\$ 3,127.92
Restricted Savings	<u>\$14,400.00</u>
	\$39,268.19

The treasurer’s report was approved by the board (Vote: 5-0)

Discussion followed regarding board action last summer to move \$10,000 from checking into the unrestricted reserve account. Don Samuels noted that additionally, the board had approved a monthly deposit of \$785 into unrestricted reserves, to build up funds for upcoming larger projects. Neither action has taken place to date.

Motion by B. Samuels to move \$10,000 from Checking into Unrestricted Savings. 2nd by Camacho. Motion carried with a 5-0 vote.’s

Motion by B. Samuels to begin allocating \$785 monthly to Unrestricted Savings. 2nd by Camacho. Motion carried with a 5-0 vote. (Note: This action was later rescinded)

Discussion/Action Items:

1. **Sign replacement (the Rock)** – Jacob Hopkins presented details about the previously approved rock project and the plan for installation. Jacob will check to see if the project requires any special permits.
2. **Gardeners** – General discussion and input regarding the landscapers.
3. **Pine Tree Proposals** – Discussion regarding annual trimming/maintenance of the large trees in the complex. Traditional approach is to allocate \$5,000 toward addressing the most urgent

needs. (This year's budget was reduced to \$2000 due to monthly allocation into the reserve account.) Jimmie received bids from Paradise Landscaping and C & M Tree Co. and made a recommendation to use C & M for a total of \$3,700. The work would be done in the March/April timeframe.

4. After discussion, the board decided to rescind the earlier motion regarding monthly reserves allocation, and restore the full tree maintenance budget of \$5,000. Galotto was directed to work with C & M to add target trees for a total not to exceed \$5,000.
5. *Motion by Clarke, 2nd by D. Schooler to rescind the earlier motion regarding the \$785 reserve allocation and to amend the 2021-2022 budget, removing the \$785 reserves allocation and adjust the tree trimming budget allocation to \$5,000. Motion carried (Vote: 5-0)*
6. **AirBnB discussion** – Considerable discussion regarding the possible impacts if a homeowner turned their unit into a short-term vacation rental. Camacho noted and J. Schooler confirmed, that the Town of Yucca Valley ordinance does not allow for condos to be used as short-term vacation rentals.
7. **Legal advice for HOA** – Camacho is developing a list of issues to be discussed with an attorney. Richard Ghan is recommended for legal counsel.
8. **CCT HOA Website** – Clarke has contacted Stacey Schooler regarding taking over the HOA website. Stacey needs more details. Don Samuels is the website administrator and would be willing to share administrative access if someone wanted to make periodic information updates.

New Business – Chuck and Bridget Wilcox requested board approval of a project to remove six oleanders by their patio and extend the pavers to the south of the existing patio. *Motion to approve by Camacho, 2nd by Clarke. Motion carried (Vote: 5-0)*

Homeowner Comments / Concerns:

Charlene Claybaugh revisited the AirBnB issue, providing information about the impact on property values. She also noted that financing for condos would not be possible if less than 51% of the units were owner occupied.

Charlene Claybaugh noted the need to conserve water and gave tips on how to accomplish that.

Linda Camacho noted that the recycling receptacle has been moved off the street (thanks to Jimmie, Julie, Steve C., and Jacob). She also reminded homeowners to break down cardboard cartons before depositing in the recycling container.

Brandi Samuels asked if the homeowners were aware of the points of contact for issues: Maria (pool), Linda (legal concerns), Jimmie (landscaping), Brandi (safety), Dawn (meeting minutes and invites)

Next Board Meeting – Wednesday, March 30, 5:30 PM

Adjournment – The meeting was adjourned at 7:10 p.m.