



GENERAL MEMBERSHIP MEETING MINUTES

Saturday, November 20, 2021 :: 10:00 AM :: Ocotillo Lodge Clubhouse (1111 E Palm Canyon)

Attendees

Members Tom DeSimone, Jim Hathaway, John Lacombe, Larry Johnson, Jim Sowa, Colleen Clark, David Ross, Megan Cassette, Jack Cassette, Shannon Metcalf, Diane Sexton, Jennifer Hixon, David Burnett, Terry Johnson, Michele Johnson, Lynn Blades, Eric Chiel, Patrick Henry, Paul Stevens, Diana Wentworth, Kelly Gardner, Jason Tauber, Neil McDonald, Ricardo Rodatus, Mindy Elliott, Tom Eich, Michael Feldman, Mike Acabado.

Guest David Hyams

Welcome/Introductions/Agenda Review

The meeting was called to order by Larry Johnson at 10:16 am. He covered housekeeping announcements including thanking the Ocotillo Lodge for providing use of their clubhouse for today's meeting. Advisory Board members did self-introductions followed by self-introductions of residents attending for the first time. Larry reviewed the agenda which was approved as proposed.

Approval of November 23, 2019 Minutes

There was a motion and a second to approve the minutes of the November 23, 2019 General Membership Social Meeting held at the Palm Springs Fire Department #4. The minutes were approved by a unanimous vote.

Guest Presenter

David Hyams, "Celebrating the Legacy of the Alexander Construction Company"

Our guest speaker, David Hyams, is a resident of the Little Beverly Hills neighborhood. Among his many accomplishments related to researching and publicizing the architectural history of Palm Springs, he played a key role in the application for the Alexander Family Star on Palm Spring Walk of Stars dedicated on February 2020.

Mr. Hyams shared information about the development of the Twin Palms neighborhood, starting with the construction of the Ocotillo Lodge, and then the development of the first 90 homes. He shared stories about many of the famous people who dined at the Candlelight Room, and celebrities who owned units at the Ocotillo Lodge. He also shared facts about the development of other neighborhoods in Palm Springs where the Alexander Construction Company played a lead role, and the history of the people who had streets named after them.

Mr. Hyams provide his "lessons learned" in researching the history of neighborhoods and homes in Palm Springs, and gave his suggestions for resources he had found helpful. He concluded with information about his neighborhood, and the role that Jack Meiselman and his wife, Bernie, played in building the homes there and many other neighborhoods in Palm Springs.

Award Recognitions

Twin Palms Architectural Award to the Alexander Family

Periodically, the Advisory Board selects a recipient for the Neighborhood Architectural Award. Eric Chiel said that this award recognizes outstanding architectural contribution to our Twin Palms neighborhood. He shared

that the award was presented on February 14, 2020 to Jill Alexander Kitnick, daughter of Robert and Helene Alexander. The award recognizes the immeasurable impact the Alexander Construction Company had on the initial creation of the Twin Palms neighborhood and later on a number of other Palm Springs neighborhoods.

4th Annual Eric Chiel Leadership Award

Eric Chiel presented the fourth annual Eric Chiel Leadership Award which is presented to an individual for outstanding leadership to Twin Palms *through* our neighborhood organization. This year's award was presented to Michele Johnson who has served as the Modernism Week Volunteer Coordinator from 2015 to 2020. She was thanked for her tireless efforts to recruit and train 50 plus volunteers each year which is an integral part of the success of our Twin Palms Modernism Tours.

Certificates of Appreciation for Retiring Advisory Board Members

Larry Johnson reported that the following members of the Advisory Board are rotating off the Board at today's meeting or previously left their roles over the past year—Alan Beardslee, Stan Sartor, Jim High, Brent Apt, Pam Keating, and Shannon Metcalf. All were thanked for their outstanding service to the organization and the neighborhood.

Ms. Metcalf was presented with her framed Certificate of Appreciation for her many years of service to the organization including serving on the Board from 2019 to 2021. She became active with our organization in late 2015 volunteering for the William Krisel Way Dedication Ceremony and has been a member of the Modernism Committee and served as a tour docent since then. As the Ocotillo Lodge representative on the Board, she worked diligently to foster stronger ties between the Lodge and our organization in myriad of ways. In 2019 she created the Twin Palms Instagram account.

Certificates of Appreciation will be presented or mailed to the other members who were unable to attend today's meeting

Organization Highlights: *Who We Are, Where We've Been, and Hot to Keep it Going*

In light of the fact we have not met for some time now due to Covid restrictions, and the large number of new residents, Eric Chiel provided a brief organizational overview since our inception in 2013. He outlined our governance and organizational structures and policies, and community affiliations. He reviewed some of our accomplishments including design of our logo, placing blade signs on every corner, offering 7 Twin Palms Modernism Tours from 2014 to 2020, our Neighborhood Entry Monument Sign, the *William Krisel's Twin Palms* exhibit, Twin Palms' website, renaming what is now William Krisel, our safety vest program, and community grants to Fire Station #4, the Palm Springs Animal Shelter, the Palm Springs Police Department, and the Palm Springs Public Library.

He reviewed the growth of the organization over the past nine years in terms of organization, neighborhood database, income sources, treasury, track record, and reputation.

Eric stressed that as we look to the future, every resident can bring their ideas, time, skills, contacts, and commitment. Our organization can contribute structural support, budget, diverse skills, reputation, and contacts. The combination of the two allows for the continued growth and impact of our organization as we chart a course for the future.

Eric added that everyone can play a part in where we go from here. Volunteers are needed to serve on issue-specific task forces and committees, to work on outreach and proactive communications, serve as Advisory Board members, help record the neighborhood's history, and involvement with ONE-PS.

Advisory Board Status

Since our last General Membership meeting, the Advisory Board has appointed the following three new members to fill vacancies—Tony Vardaro, Michele Johnson, and Eric Chiel. Per our Bylaws, these members need to be approved by the general membership as the first meeting after their appointment. In addition, the two-year terms of all members expire in 2021. To get back to our normal election cycle, the Advisory Board recommended that the membership approve the three new members and extend the terms of all members until the Annual Meeting in the Spring of 2022.

It was moved, seconded, and carried to approve the appointment of the three new members and extend the term of all five Advisory Board members until the Spring 2022 General Membership Annual meeting during which elections for new two-year terms for all Board members will be held.

Accomplishments Since Last Meeting (November 2019)

2020 7th Annual Twin Palms Modernism Tour Recap

Due to Covid restrictions, Twin Palms did not hold a Modernism Week Tour in 2021. Via prerecorded video, Carol Munro reported on our most recent Modernism Week Tour held in February 2020. She said it was our largest tour to date, with over 400 tickets sold. Seven houses were included, all of which were new to the tour. Stan Sartor was thanked for his efforts chairing the 2020 Modernism Committee, a role he has played for the past five tours.

September 18th Dedication Ceremony for Our Neighborhood Entry Monument Sign

Larry Johnson reported that the long-postponed dedication event for our Twin Palms Neighborhood Entry Monument Sign was finally held on Saturday, September 18, 2021 with around 25 people attending. It was a fun event.

There was a short program that included remarks by Councilmember Lisa Middleton, the presentation of framed Certificates of Appreciation to H3K and Hoyt Construction, and the unveiling of the Monument Sign and the dedication plaque. Special thanks was given to the Twin Palms Condominiums HOA for allowing us to construct the sign on their grounds, and for helping to cover some of the costs of installing the sign. Refreshments from Aspen Mills Bakery added to the festive atmosphere.

Findings of Undergrounding Utility pole study

Over the years, the undergrounding of utility poles in the older sections of the neighborhood has been a recurring concern expressed by many residents. Larry Johnson reported on a utilities underground study the Advisory Board completed in 2020.

The first step was to do a map of the location of the 75 poles in the neighborhood. Southern California Edison (SCE) was contacted and they said their cost to do a study and produce a plan for undergrounding the poles would be about \$45,000 (at roughly \$600 per pole). The plan would be good for one year, and then would have to be updated and paid for again. While the SCE staff person would not state a projected cost, he agreed that we were talking millions of dollars. Other issues included that now all undergrounding is done only under the street, and that any plan would need to gain approval from the City. We would also need to approach the cable companies to learn what their processes are to underground their cables.

The conclusion of the Advisory Board was that undergrounding the utility poles was just not feasible.

Neighborhood Guided Tours for Residents

Eric Chiel reported that he is continuing to offer complimentary guided walking tours of Twin Palms to owners and residents. His latest two-hour tour was held yesterday and another is planned for November 27th. All the tours have been well attended, and participants were very appreciative of the opportunity to learn more about the neighborhood they live in. Additional tours will be held in 2022.

Ongoing Activities

Financial Report

Larry Johnson distributed copies of the 11-20-2021 Financial report. As of this date, total 2021 income was \$42,397.84 (\$40,685.44 beginning balance and \$1,712.40 in new income) and expenditures were \$5,946.56 leaving a balance on hand of \$36,451.28.

2021 TPNO Membership Campaign

Due to Covid meeting restrictions, no formal membership campaign effort was conducted in 2021. Members who made voluntary dues payments today or earlier in the year were thanked for their show of support.

William Krisel's Twin Palms Exhibit

Eric Chiel reported that two new panels are being added to the Exhibit and will be unveiled during the 2022 Modernism Week Twin Palms Home Tour.

Twin Palms Internet Presence

Carol Munro encouraged everyone to check out our website. She said we are in the process of finding new leadership for our Instagram account and hope to have it fully functioning again in 2022.

Neighborhood Visibility

Eric Chiel reviewed some of the many recent mentions of Twin Palms in a wide variety of print and electronic media. He highlighted some of the travel publications that have featured Twin Palms' history and architecture.

ONE-PS Update

The Twin Palms Neighborhood Organization is a member of ONE-PS which includes representatives of about 50 Palm Springs neighborhood organizations. He said they have been meeting over the past year via Zoom, but plan to resume full activities in 2022.

Planned Activities

February 21, 2022 Modernism Week Home Tour

Eric Chiel said that planning is well underway for the 2022 Twin Palms Modernism Week Home Tour. Carol Munro shared that we have five homes on this year's tour, including three houses and two condos at the Ocotillo Lodge. Via video, Tony Vardaro reported on the two units at the Ocotillo Lodge, and other plans underway to give ticket holders a chance to see portions of the Ocotillo Lodge property that are not normally open to the public. Michele Johnson shared efforts to date to secure the 50+ volunteers who will be needed to staff the tour. Volunteers are still needed and everyone was encouraged to consider becoming a tour volunteer.

A new feature of this year's tour will be seven historical landmarks along the tour route. The *William Krisel's Twin Palms* exhibit will again be a part of the tour, and will be on display at the clubhouse of the Smoke Tree Racquet Club condominiums, which will also serve as the registration site.

Volunteer Engagement Opportunities/Grant and Initiatives Ideas

Volunteer engagement is the life blood of the organization. Members were encouraged to complete the provided Volunteer Interest Survey and turn it in today or mail it to our P. O. Box. Larry Johnson recapped the purposes of our Community Grants and Neighborhood Initiatives programs. Applications for both are available on our website. He said he was available to provide technical assistance to anyone interested in learning more about these programs or considering submitting an application.

Upcoming Events Calendar

Eric Chiel reported on the list of upcoming events including guided walking tours, our first Neighborhood Orientation Session in December, our general membership social event in January, our Modernism Week Tour in February, and our Spring Annual Membership meeting in late March or early April.

Next Steps

The formal part of the meeting was concluded with a call to action. Everyone was asked to consider how they could help our organization grow and better serve the neighborhood. New ideas for future activities were encouraged.

Open Membership Discussion/Public Comments

The meeting was opened to discussion by those in attendance.

Adjournment

The meeting was adjourned at 11:45 am. Everyone was invited to stay and enjoy a box lunch and time to socialize with their neighbors.