

ADVISORY BOARD MEETING MINUTES

TUESDAY, JUNE 27, 2023 :: 3:30 PM :: Carol's House

Call to Order and Roll Call The meeting was called to order at 3:32 pm. Board members in attendance were Carol Munro, Larry Johnson, Jeffery Burnell, Jeff Hoffman (via video), Michele Johnson and Tony Vardaro.

Guests: David Carlson, Peter Balon (via video), Victor Kenyon (Via video), and Mr. Buller (via Video).

Acceptance of Agenda The agenda was **accepted as proposed**.

Introductions of Guests

Carol asked the two residents invited to attend the meeting today to introduce themselves. She said that both David Carlson and Peter Balon have expressed interest in being considered for appointment to the Advisory Board. Several Board members have met with these residents in advance of today's meeting.

Review and Approval of Minutes It was **Moved/Seconded/Carried** to approve the minutes of the May 23, 2023 meeting as proposed with the following corrections: in the Tax Exemption Status section, change "docent" to "document", and in the Modernism Tour section, in the first paragraph, change 2023 to 2024 twice.

Public Comments

Carol reported that we did send out the notice and agenda for today's meeting to all the neighborhood residents on our email list. Victor Kenyon and Mr. Buller joined us via zoom. Carol welcomed them and asked if they had any comments to make. Both said they just wanted to get a better understanding of the issues the Board, and the organization, are dealing with.

Treasurer's Report

Current Financial Report

Copies of the June 27th Financial Statement were mailed in advance. Larry Johnson reported that the total income to date is \$77,109.97. Expenditures totaled \$14,353.42, leaving a balance of \$62,756.55. Since the last meeting, income included \$25 in membership dues and \$75.00 in donations. Expenditures during this period include \$136.45 Neighborhood Initiative funds for replacement cactus at the Entry Sign, \$702 for three months storage fee, \$764.69 for new PA system and projector, and \$1,750.00 for deposit on website redesign.

Renewal of two insurance policies

Larry said that since 2018, TPNO has paid annually for two insurance policies—a Directors & Officers Liability Policy and a General Liability Policy for the Krisel Exhibit. Both policies are up for renewal in early July. The quotes of \$1,400 for the Director's & Officers Policy, and \$641.70 for the Krisel Exhibit General Liability Policy, are basically the same prices as last year.

The TPNO FY 23-24 Budget includes \$2,200 for insurance. So there are sufficient funds in the budget to cover the renewal premiums for the two policies. It was **Moved/Seconded/Carried** to approve renewal of the two insurance policies.

Communications/Marketing

Events/Meeting/Communications Calendar—23-24

Copies of the updated Calendar were included in the meeting packet. This is a reference document to help the Board in planning for future meetings and events, and scheduling the communications plans necessary to promote these meetings and events.

Website Status

Jeffery Burnell reported that Larry Johnson and he had a recent zoom meeting with John Mahon, our website contractor. We agreed on the new software to use to build and maintain our updated website. We proposed a design framework for how each page will look and function. We provided him with a draft model for the About section of the website. John said he will create a draft of that section for our review. Once we finalize the design framework, he can then use it to revise the rest of the website.

John said he would get an initial draft back to us in a few weeks for our review, and we can move forward from there. He assured us that we will be involved in each step of the redesign process and will retain final approval of the redesigned website. This is a fundamental update, so it will likely take several months to complete the process and be ready to launch the new improved version of our website. Jeffery said the final product will be well worth the cost and effort and will result in a website that has a more current appearance, will be easier to use, and easier to maintain.

Little Library Status

Just when we thought we were on track to move forward with the Little Library, Larry Johnson said the City has thrown us two new curveballs. He distributed a memo that outlined where we are and outlined our potential options.

To recap, since the homeowners on E. La Jolla told us that their insurance policy provider would not agree to provide a rider to hold the City harmless, Larry had told the City we were going to just place the Little Library 7 feet back from the street curb, thus eliminating the need to apply for a City Encroachment Agreement.

Curveball #1 Recently, the City informed us that the 7 foot setback we had been quoted was incorrect. To quote from the City's staff email, "The Road is narrower than I thought. Instead of being 36 ft wide (the normal street width for many decades in Palm Springs), Navajo is only 28 ft wide" Regardless of Street width, all Palm Springs streets have a 50-foot-wide Right-of Way. Bottom line, Larry said we were informed that the "the Right-of-Way is actually 10'-6" from the back of the roll curb along Navajo Road.

Curveball #2 The other issue the City raised was that we are proposing a metal structure, not one made of wood. The City Attorney said for a wooden Little Library, he would allow an Encroachment Agreement even without the homeowner having insurance holding the City harmless. He said he saw no significant liability risk to the City from a wooden structure unlike the risk he foresees for a metal structure.

Larry said he asked if the City Attorney might agree to a compromise where we agreed to 1) placing the structure 7 or more feet back from the curb, and 2) use a metal breakaway, perforated support post. Unfortunately, the City Attorney rejected this proposal. He said the proposed compromise was "not sufficient" for him to recommend the City approve a modified Encroachment Agreement.

Larry suggested 4 options for next steps. 1) Place metal Library back 10'-6" from curb, 2) Request Encroachment Agreement for a wooden structure, 3) look for another location, or 4) decide, at least for now, not to proceed with Little Library in Twin Palms.

The Board discussed how to proceed. Larry reminded the Board that the all-inclusive bids we received earlier this year for a wooden structure were more than the current bid of around \$5,000 for the metal structure. David Carlson asked if the price for the metal structure might raise concerns from the general membership. He suggested that we explore whether the students in the Rancho Mirage vo-tech program might be willing to build a wooden structure for a cheaper price.

The Board decided to undertake further pricing research for a wooden structure. David Carlson said he would approach Rancho Mirage high school. Other members were encouraged to explore any other options they think might be possible. At the next meeting, Carol said we would review any new information we obtain and decide where to go from there.

Tax Exemption Status

Jeff Hoffman reported on his efforts since our last meeting. At the suggestion of ONE-PS, he said he approached several accountants to gauge their interest in working with us on our tax exemption status. He said none of them were interested. Jeff reported that Neighborhood resident Peter Balon, a former IRS employee, has been assisting him in researching our options. Peter suggested that we approach the IRS anonymously and explain our situation and our interest in becoming tax exempt. Jeff said he would continue researching our options and report back on his findings at our next meeting.

2024 Modernism Tour

Carol reported that we now have 5 homes confirmed for the 2024 Twin Palms Modernism Week Home Tour. Tom Eich's home on La Verne has been added. Tony said that he has lined up a condo unit at the Ocotillo Lodge.

Carol said the goal is to again have 7 homes on the tour. The Board discussed several other potential homes and assigned follow-up responsibilities. She noted that we need to have all our homes pinned down by the end of August.

Community Grants (organizations funded) and Neighborhood Initiatives (we initiative)

Our current Community Grants and Neighborhood Initiatives policies were established by the general membership in 2015. At our last meeting, Larry suggested that we revisit these policies over the next few meetings and update as needed. Any changes the Board wants to make will need to go to the Fall general membership meeting for approval.

To initiative that review, Larry suggested that we begin by reviewing the existing 5 funding priorities for both policies. He said that the current priorities focus on activities that target our neighborhood and City. By design, the priorities are somewhat broad to allow the organization room to consider a range of requests, but narrow enough to exclude requests beyond our interests.

Larry reviewed the current 5 priorities. Carol suggested that we add a sixth priority—Mid-Century architectural preservation and education. The Board liked this suggestion and voted to recommend adding this new priority. After further reflection, members can always make further suggestions at our next meeting.

Larry proposed that at our July meeting we focus on reviewing the current caps on the dollar amounts the Advisory Board can approve without going to the general membership for their approval. He reviewed the current policy provisions related to Advisory Board funding caps.

Community Grants (FYI The 2023 Budget includes \$8,000 for grants)

Grants will be reviewed and approved or denied in the following manner:

1. Community Grants up to \$2,500 can be made by the Advisory Board for eligible requests. [Note: As specified in the By-Laws, approval requires a simple majority vote by the members in attendance at a meeting where a quorum is present.]
2. Grants over \$2,500 for eligible requests will be recommended by the Advisory Board to the full membership for approval at the next General Membership meeting. [Note: Approval requires a simple majority vote of the members in attendance at the meeting.]

Neighborhood Initiatives (FYI The current balance in the 2023 budget is \$19,400 for Neighborhood Initiatives.)

Grants will be reviewed and approved or denied in the following manner:

1. Neighborhood Initiatives up to \$3,000 can be made by the Advisory Board for eligible requests. As specified in the By-Laws, approval requires a simple majority vote by the members in attendance at a meeting where a quorum is present. By a unanimous vote of the Board members at a meeting where a quorum is present, a Neighborhood Initiatives grant up to \$5,000 can be approved.
2. Neighborhood Initiatives over either the relevant \$3,000 or \$5,000 cap in a calendar year will be recommended by the Advisory Board to the full membership for approval at the next General Membership meeting. Approval requires a simple majority vote of the members in attendance at the meeting.

Given that the caps were set back in 2015, Larry said that its time to revisit the caps considering 1) the effect of inflation over the past 8 years, 2) the fact that we have at least twice as much funding budgeted for Community Grants and Neighborhood Initiatives compared to 2015, and 3) the general membership now meets only twice a year, versus quarterly in 2015, thus a potentially longer waiting period to seek general membership approval. He noted that raising the caps does not mean we have to approve larger grants, it only gives us authority to do so in those rare instances where the Board chooses to do so.

Advisory Board Membership Status

Jeffery Burnell is leaving the Board due to his move out of the neighborhood this month. He was thanked for his outstanding contributions to the Board and to the Twin Palms neighborhood in general. Jeffery said he would like to continue to volunteer to help with TPNO communication efforts and he was welcomed to do so.

Having observed today's Board meeting, Carol asked David and Peter if they were still interested in joining the Advisory Board. David said he would like to join the Board. Peter said he wants to defer the decision to join the Board until after the organization's tax exemption status is settled, but volunteered to continue working with Jeff Hoffman on that effort.

After discussing, it was **Moved/Seconded/Carried** to appoint David Carlson to the Advisory Board to serve out the remainder of the current 2-year term. The Board was reminded that per our By-Laws, David's appointment to the Board will be announced at the Fall General Membership meeting and the membership will be asked to ratify it by a simple majority vote.

Additional Business

Planning for October 28, 2023 General Membership Meeting

Carol reported that Mayor Garner and Police Chief Mills are confirmed as speakers. Tony Vardaro said he does not think the Ocotillo Lodge Club house will be ready for use by then. Several suggestions were made for alternative locations. David Carlson suggested the meeting rooms at the Ace Hotel and offered to inquire. Tony suggested the Caliente Tropics and David offered to

also check there. Michele suggested the American Legion and offered to investigate it. Given our high-power speakers, it was agreed we need to find a nice, but affordable location.

Next Meetings

As set at our last meeting, the next Advisory Board meeting is scheduled for Tuesday, July 25, 2023. The Board then discussed dates for the subsequent meeting in late August or early September. The Board decided to wait until the July 25th meeting to set the date for the following meeting.

Adjournment

The meeting was adjourned at 5:08 pm.

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APPROVED