

ADVISORY BOARD MEETING MINUTES

MONDAY, MARCH 17, 2025 :: 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, Tony Vardaro, Jeff Hoffman, Tom Eich, Michael Faulkner, and by zoom Michele Johnson and David Carlson.

Guests: None

Acceptance of Agenda The agenda was accepted as proposed.

Review and approval of minutes of January 15, 2025 meeting

It was **Moved/Seconded/Carried** to approve the minutes of the January 15, 2025 meeting as presented.

Public Comment: None

Treasurer Report

Copies of the January 15, 2025 Financial Report were emailed in advance. Larry Johnson reported that total income for 2025 was \$80,792.10, including the beginning balance of \$60,809.14. Expenditures for the year to date totaled \$17,815.15, leaving a balance of \$62,976.95. Since January 1, 2025, new income included \$150 in membership dues, \$801.51 in Krisel donations, and \$18,392 in the first 2 of 3 payments for 2025 Modernism Week Home Tour. Expenses included \$1,414.01 for membership meetings, \$2,962 for annual storage expenses, \$5,050 incorporation legal expenses, \$1,200 for annual website expenses, \$4,042.25 for 2025 Modernism Tour expenses, and \$2,000 for Community Grants.

Larry noted that at \$4,293.25 in total expenses, the Modernism Tour came in at \$1,407.75 under budget.

Larry said that once the final payment comes in from Modernism Week, the Finance Committee will review the budget and make recommendations for any needed changes to the 2025 Budget. This led to a general discussion of the balance on hand, the lack of Modernism home tour income in 2026, and how we should approach spending the funds budgeted for Community Grants and Neighborhood Initiatives. From the perspective of our pending change to become a 501 C (4), Jeff said we need to be sure we identify projects and grants to use these funds during 2025 and 2026. Tom suggested that we also ask residents to weigh in with ideas.

Communications/Meetings

Larry distributed copies of the Calendar Worksheet of Events/Meetings/Communications for FY 24-25. He noted that including today's meeting, there have been 8 Advisory Board meetings in the first year of the Board members 2-year terms.

Email Technology decision & next steps

Tom Eich reported that a meeting of several Board members was held recently to discuss what our options were to resolve the ongoing intermittent problems with our TPNO email system. Some emails go through fine, while others do not. Despite his efforts to work on fixing the situation, it is still not resolved. While no long-term solution is being recommended, the Board was asked to use our personal emails for now. Everyone agreed to use just their personal emails until the Board decides on where to go from here.

Since the info@twinpalms address is also not working consistently, emails from the website will be directly to Tom. We will also need to update our letterhead to delete the info@twinpalms email address. When TPNO emails come up for renewal, Larry was directed not to renew them. He said he would cancel the auto renewal feature now in place.

Kisel Exhibit

Tom Eich gave an update on the status of the Exhibit. He said the new version of the Ocotillo Lodge bi-fold panel was well received at the Annual meeting and at our Modernism Home Tour.

He said that the colors on several of the panels have faded, and need to be reprinted. This is especially true for the panel that included the samples of Krisel's original color palette. He said more research is needed before we reprint that panel.

He also mentioned that some of the panels are hinged together with gaffers' tape that does not hold the bi-panels together well. They need to be redone with better materials. Another idea was to combine the two "In the Media" panels because they are hard to read and to keep them updated as new stories occur.

Tom said he will be coming back to the Board later this year with his suggestions for next steps, and then a Neighborhood Initiative application to seek the funds to make the proposed changes.

Tony Vardaro shared an idea to house the exhibit at the Ocotillo Clubhouse during this Fall's Modernism Week. It could be open for several days, with various related lectures and then free time to explore the exhibit in detail. He recommended that we explore this event idea in combination with the Ocotillo Lodge HOA. The Board liked the concept, and said it deserves to be explored further to determine feasibility and logistics.

2025 Modernism Tour DEBRIEF – what worked/what didn't/suggestions

Carol led the debrief discussion of the recent 2025 Twin Palms Modernism Week Home Tour. The consensus was that it was a very successful event we can be proud of producing.

Ticket recap

All 420 or the original tickets were sold, plus the 20 additional tickets added during the final week. That is 40 more tickets than the 400 we budgeted for in January.

Tour set up

The Ocotillo Lodge set-up went as planned. Carol thanked all the Board members who helped, with special mention for Larry's efforts.

Check in process

The check-in process worked smoothly. There were sufficient volunteers and they worked together well. Lesson learned is that it works best if only one person checks people in on one master list, and have other volunteers hand out the materials and answer questions.

Volunteers

Michael said that overall, the volunteers did a good job. He mentioned several issues including volunteers who did not show up and sent replacements, and volunteers who spent most of the time touring other homes instead of working at their assigned house. He noted the need for a better list of cell phone numbers to facilitate communications.

Signage, logistics etc.

Carol said that the street signage was good, and all the homes had the things they needed.

Tour feedback

Carol shared our review by the Modernism Week "secret shopper." We got a 40 out of 40 and very glowing comments. The feedback from the homeowners, car owners, and volunteers was also very positive. Several Board members shared their observations and said it was one of our best tours to date. It was noted that we again had lots of leftover booties. This is an issue we need to think about and come up with a better plan to match supply with demand.

Party

Carol thanked David and Marcel for providing the location for the after party. David said it all ran very smoothly from his perspective. Larry noted that it worked well to have the party at a

home not on the tour. This allowed time for proper set up and avoided any last-minute rush. The food and beverages were great, and everyone seemed to have a fun time. The brief program went well, and the homeowner book gifts were a hit.

Follow-up – thank yous, etc.

Carol said she sent emails to the homeowners asking for feedback, but has not received any response to date. It was agreed it was a good sign.

Leftover supplies

Larry handed out a summary of the leftover supplies that we will put into storage for later use.

Thoughts for 2026

We will not be allowed to have a home tour in 2026. Carol said that we can consider other types of events for 2026 like walking tours or other special events.

General meeting – Saturday, March 29, 2024

Carol said things are progressing smoothly for our upcoming Annual Meeting.

Location – Ocotillo – set up – coffee, pastries, water, etc.

Since he will be out of town, Tony said he will give the key to the Ocotillo Lodge front door to Larry. Larry said he was planning to do set up on Friday afternoon, and asked any other board members that were available to help should arrive around 3:30 pm. Tom and Jeff volunteered. Carol said she would come by to make sure the AV setup worked with the Power Point presentation on her laptop.

All members were asked to arrive around 9:30 am on Saturday morning. Larry said the food and drink for the Continental Breakfast is scheduled to be delivered and set up at 9:30.

Agenda – guest speakers Daniel DeSelms and David Ready

Carol confirmed that both speakers are confirmed to attend. The Board suggested several items for Carol to inform Mr. Ready be should be ready to address, including the possible new housing development on Palm Canyon Drive between the Travel Lodge and Smoke Tree Condominiums.

The Board reviewed the draft agenda. Carol suggested we have both speakers at the top of the agenda. Several items were removed from the agenda.

Invitations -save the date has gone out

Michael Faulker said the save the date email was sent out last week. He is planning to send two more invitations between now and the meeting.

501 (c) (4) Status

Jeff Hoffman gave an update on the status of our application since our last meeting in January. After Larry Johnson, Treasurer, got a bill for \$5,000 for the anticipated \$5,000 late filing penalty, Jeff talked on the phone with the IRS. He was informed that our approval was immediately revoked because we had not paid the late filing penalty. A real catch--22 since we did not know what the penalty would be when we filed, or how to pay it. He was told that we would receive in the mail an official letter explaining what the IRS did, and what to do next. He said we were told verbally that we would have to submit a new application.

Larry Johnson said that the deadline for paying the penalty was March 24, after which they would add late fees on the balance owed. He was directed to go ahead and make the payment.

Jeff said we have not received the official letter yet. He tried to phone the IRS recently and was told there was now a 5-hour delay for a return call. In the past, calls had a 20 to 30 minutes hold time. Jeff said he will keep trying to contact the IRS to seek further clarification of where we go from here. He said it looks like we will need to update our original application and resubmit it. Larry Johnson suggested that we not resubmit until we get the letter to ensure we know exactly what IRS is requiring.

Despite being frustrated, like the rest of the Board, Jeff said he would continue to move forward and hopefully make progress before our next meeting. Carol thanked Jeff for his ongoing perseverance.

Next Meetings

The next meetings of the Advisory Board were set for Wednesday April 30, 2025

The General Membership Annual Meeting is set for Saturday, March 29, 2025.

Adjournment

The meeting was adjourned at 4:58 pm.