

ADVISORY BOARD MEETING MINUTES

WEDNESDAY, AUGUST 6, 2025 :: 3:30 PM :: CAROL'S HOUSE

Call to Order and Roll Call: The meeting was called to order at 3:31 pm. Board members in attendance were Carol Munro, Tom Eich, Michele Johnson, Larry Johnson, Tony Vardaro, Michael Faulkner, and by zoom David Carlson and Jeffery Hoffman. Guests included Eric Chiel in person and Hung Fan and Brad Armistead on Zoom.

Acceptance of Agenda The agenda was accept as proposed.

Review and approval of minutes of June 30, 2025

It was **Moved/Seconded/Carried** to approve the minutes of the June 30, 2025 meeting as presented.

Public Comment

None.

Treasurer Report

8-6-25 Financial Report

Copies of the August 6, 2025 Financial Report were emailed in advance. Larry Johnson reported that total income to date in 2025 was \$96,323.10 including the beginning balance of \$60,809.14. Expenditures for the year to date total \$23,319.35, leaving a balance of \$73,003.75. Since the last board meeting there was no new income, and expenditures included \$2,016.85 for renewal of our two liability insurance policies and \$2,500 for a Community Grant to the BEAM program.

Impact of no 2026 tour income/expenditures

Larry Johnson presented a five-page packet that gave his best estimate of our projected income and expenses over the next few years. It is based on our history and anticipated income and minimum expenditure needs. While income and expenses will vary, its primary benefit is to give us a common frame of reference for discussing our financial future.

Pages 1 and 2 outline his income/expenditure projections for our budget through the end of 2025. It is based on past history and anticipated upcoming expenses. He noted that it anticipates another \$2,500 Community Grant and \$3,000 for the costs related to the Welcome brochure Neighborhood Initiative. He estimates we will end the year with \$54,000 in the bank.

Page 3 illustrates the “Big picture” relative to the impact of every-other-year Home Tour income. The simplest way to envision this impact is to take the projected \$54,500 12-31-25 ending balance and direct half of it to FY 26 and half to FY 28. He noted we will have net Modernism Home tour income in FY 27 and FY 29 of similar size (i.e., \$27,500 for both years).

Page 4 outlines core Operating Expense for both Non-Modernism Week Tour years (i.e., \$29,000) and for years with Modernism Week Tours (i.e., \$35,250). These are minimum amounts needed to maintain our current activities. The projected \$7,500 for both Grants and Initiatives could go up or down based on changing operating costs and/or changes in overall income that year.

Page 5 is an Annual Cash Flow Analysis for FY 25 through FY 30. For FY 26, the projection is for \$34,000 in expenses (i.e., operating \$13,000, Grants \$10,000 and Initiatives \$10,294.) That would leave a balance of \$22,000 at the end of 2026 (i.e., \$56,000 minus \$34,000).

Bottom line, without changes in either increased income and/or decrease expense in FY 27 to FY 29, we would start FY 30 with no beginning balance and no Home Tour income for that year.

Clearly much can change over that period of time. Larry said he hoped that this framework will give us a common framework for discussion of where we go from here. We are facing an uncharted future. He noted it took us 10 years to buildup our projected 12-31-24 cash balance, but at our current rate of spending we will spend all these funds over the next 4 years. So the Board is going to have to make wise decisions on how to spend our hard-earned funds and the best ways to maximize income.

Available dollars for Grants and Initiatives

Based on the projections above, for FY 26 to FY 29, we will have about \$7,500 to 10,000 a year for Neighborhood Initiatives and a similar \$7,500 to \$10,000 a year for Community Grants.

Carol thanked Larry for the presentation. It will give us lots to think about, and will be helpful as we make decisions moving forward.

FY 25-26 Objectives and Status

Krisel Exhibit

Tom Eich said that the Neighborhood Initiative application for phase 4 of the Exhibit was included in the pre-meeting mailing. As discussed at earlier meetings, the now formally requested funding of up to \$7,000 will be used to restore and upgrade 7 bi-fold panels. This includes the cost of 1) graphic design for editorial copy adjustments, and color comp/proofing, 2) production of the panels with quality, durable materials, and final color comps, and 3) piano style hinges for the 7 sets. Remaining funds will be used towards graphic design and production

costs of a new “Twin Palms in the Media” single bi-fold panel to replace the two existing outdated media panels. Tom was thanked for his ongoing commitment to this very important effort.

It was **Moved/Seconded/Carried** to approve the Krisel Exhibit Phase 4 Neighborhood Initiative grant application for up to \$7,000. The vote was unanimous.

Technology and Communications update

Tom Erich gave an update on his recent consultation with our webmaster John regarding how to move our electronic communications channels to a Google platform. Prior to the meeting, he sent everyone several options for Google email costs and features. He said both he and John felt the Business Starter Plan for \$7 a month per email would meet all our current needs. He said John has offered to provide maintenance and support for \$35 month for as long as needed. John suggested everyone review the options and come prepared at the next meeting to select the best option.

He also suggested that before the next meeting everyone download any important emails they want to retain from our old email system. It is not cost effective to do this for everyone, as most people no longer need these old emails.

Traffic Calming in Twin Palms

Tom Eich said he had talked with city staff on several recent occasions and was told what the process was to request a traffic study. He suggested we put this on hold until the Fall when there will be more people back in the neighborhood. Part of the study will be to count the daily number of cars traveling on designated streets. He also noted that we will need at least 5 non-Board members to help sponsor the request for the traffic study. It was agreed that it should not be a problem to recruit people to help us submit the application.

Welcome Packet development

Michael Faulkner said he is working on a draft, but does not have any new updates to share at this meeting. One area still under consideration is how to distribute the final version(s). How many do we print and how many do we distribute as PDF’s? Larry noted that we can use Neighborhood Initiative funds to cover development, production, and distribution costs.

Entry Monument Signs

Since installing the Entry Monument sign on Twin Palms Drive in 2021, there has been periodic discussion of how we might pursue additional signage. Various ideas have been suggested, but no real plan has been developed. Carol said that hopefully this year we can determine what specific projects we would like to pursue. Tom suggested that we consider placing a sign at the

Fire Station, an idea we have discussed several times over the past few years. Michael suggested repairing the signs that exist at Navajo and Twin Palms. Applying for Measure J funding was suggested as a way to fund some or all of this effort.

Considering today's lengthy agenda, Carol suggested we table further discussion of this topic to the next meeting. Given there was no urgent need, the Board agreed with this suggestion.

Modernism 2026

Carol suggested we wait to have this discussion until the end of the meeting. She reminded everyone of the email from Eric Chiel on this topic that she forwarded to us earlier today. He plans to join us by 4:30 pm. It was agreed to delay the discussion until he arrived.

Measure J

Carol reminded everyone that she sent them information about the City of Palm Springs' Measure J program. The guidelines allow neighborhood organizations to submit projects for funding consideration. Jeff Hoffman said he thought we should determine if we have any ideas for neighborhood projects that we would like to submit. Since the next deadline for submissions is June 2026, Carol said we have plenty of time and she will put this item on the agenda for future meetings.

Neighborhood Advocacy

Tom and Larry reported on a recent meeting they attended regarding the new proposed development next to the Travelodge. Tom noted that both he and Larry participated as neighborhood residents, and not formal representatives of TPNO. At the meeting, the developer shared their current thinking on the project. A primary topic of discussion was soliciting neighborhood input on project density. The local architect they hired, [name?], presented several plans with differing density and design features.

The four neighborhood residents in attendance encouraged the developer to keep the density at under 60 units. The architect's ideas for a wider entry way on Twin Palms and at least pedestrian access to East Palm Canyon were seen as improvements from the earlier conceptual plans.

Larry said he thought it was a helpful meeting and keeps us in the loop. It was noted that if the owner of the Indian land does not like the plan submitted to the City, or the conditions for development imposed by the City, the tribe can legally do whatever they chose to do. So it would appear to be in the neighborhood's best interest to encourage a plan that we can all support.

The developer said they would be working on refining the overall plan, and anticipated holding future meetings to continue to seek feedback. The Board will be kept informed of any future meetings.

Fall Membership meeting—date, location, speaker

Carol reported that she had contacted the Palm Springs Library director, our first choice for a Fall General Membership meeting speaker. Because of all the uncertainty related to the changes going on with the library renovation, she could not commit to attend either on November 1st or 8th. Carol said she had also contacted the Fire Department, and they indicated that they would be able to send a representative if asked. Carol also noted she had not yet approached David Ready or a representative of the Police Department.

It was agreed that our next choice would be to ask city councilman David Ready. It was also decided to go with November 8th as the date, unless Mr. Ready is only available on the first. If he is available for both, we will stick with the November 8th date. Carol said she would follow-up with Mr. Ready, and email the Board his response.

Modernism 2026

Carol said that several suggestions have been made as to whether we should consider hosting any events during Modernism Week in February 2026. We will not be doing the normal Home Tour, as neighborhoods are now only allowed to hold home tours every other year. She noted that any event proposals were due to Modernism Week by early September.

Carol said that Eric Chiel, founding TPNO Board chair, had contact her earlier today with his ideas for TPNO hosting several events honoring the 70th Anniversary of our neighborhood. This agenda item was moved to the end of the agenda so Eric could join us to discuss his ideas.

Eric said that 2026 will be the 70th Anniversary of the founding of the neighborhood in 1956. He thanked the Board for the last-minute opportunity to share his ideas at this meeting. He said he only began to pull together his ideas this morning.

Eric proposed that we develop a “content track” of events tied together around the theme of Twin Palms 70th Anniversary. He reminded the Board that we had done a similar track in 2023 around TPNO’s 10th Anniversary. Events already in place include Eric’s walking tours, the walking tours of the Palm Springs Historical Society, and the Ocotillo Lodge Home Tour on February 16th. Eric suggested additional events that built upon existing resources such as our videos on the badge signs, the Krisel Way unveiling, and the presentation to the City Council to rename a street to honor William Krisel. He also suggested his recent Lost and Found presentation and other panel format discussions.

Larry suggested we host a Krisel Exhibit event on February 17th at the Ocotillo Lodge, coupled with presentations that paint a picture of the growth of our Neighborhood over the past 7 decades. Carol suggested a screening of the Krisel Movie. Michele mentioned that Jade had a presentation about “Gangsters of the Ocotillo” that might be a part of one of the events. Hung suggested a progressive dinner, inspired by another Neighborhood’s response to Modernism Weeks’ every-other-year home tour requirement.

Carol thanked everyone for a very lively discussion. No decisions were finalized today. It was agreed that a Zoom meeting would be scheduled in the next week to continue this discussion. Several members volunteered to participate. Carol said that everyone would be invited and was welcome to attend.

Next Meetings

The next meetings of the Advisory Board were confirmed for Wednesday, September 17, 2025 and October 15, 2025, both at 3:30 pm.

Adjournment

The meeting was adjourned at 5:06 pm.

approvedADBoardminutes8-6-25