

ADVISORY BOARD MEETING MINUTES

WEDNESDAY, DECEMBER 3, 2025 :: 3:30 PM :: CAROL'S HOUSE

Call to Order and Roll Call: The meeting was called to order at 3:34 pm. Board members in attendance were Carol Munro, Michael Faulkner, Larry Johnson, Tom Eich, and Michele Johnson. Jeff Hoffman joined via Zoom.

Guests: Curtis Veal

Acceptance of Agenda The agenda was accepted as proposed.

Review an approval of minutes of October 15, 2025

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

Public Comment Curtis Veal suggested that we set up a way for residents to check if they have paid dues for the current calendar year.

Treasurer Report

Copies of the December 3, 2025 Financial Report were emailed in advance. Larry Johnson reported that the total 2025 income to date was \$96,973.10 including the beginning balance of \$60,809.14. Expenditures year to date total \$24,457.73 leaving balance of \$72,515.37. Since the last Board meeting there has been new income of \$100 in 4 membership dues and \$325 in donations. Expenditures included \$258 for technical assistance in activating ten new Google Workplace TPNO email addresses.

Communications/Marketing

Members were emailed in advance of the meeting the current Calendar Worksheet for Events/Meetings/Communications for FY 25-26. Larry said this one-page worksheet is a helpful overview of the year and is useful in planning the interaction between meetings/events and communications with the general membership.

Technology and Communications Update

Tom Eich reported that we have now launched our new Google Workplace TPNO email addresses. Tom is available to continue to assist anyone who experiences any issues. He reminded everyone on the Board to use this new email system for all TPNO business.

Tom said his next objective is to begin to set up the file structure so Board members will have direct access to documents related to the administrative aspects of the organization. Access would be limited to Board members.

Recap Fall Membership meeting

Carol reported that feedback on the meeting was generally positive. Both speakers were well received and very informative. The meeting ran on schedule, and the setup logistics worked well. All the Board members who helped set up the day before were thanked for their efforts.

Attendance was again lower than expected. Several members said they did not attend due to conflicts with Gay Pride weekend. It was acknowledged that any date we pick for membership meetings is going to have conflicts for some residents.

January 2026 Membership social meeting

Carol reported that the Social Membership meeting is confirmed for Saturday, January 24, 2026, from 4:00 pm to 6:00 pm at the Ocotillo Lodge.

Program

Michele reported that Bella da Ball was available for leading bingo at the meeting. After discussion, it was decided that this would be more fun than the original plan to have the “Tee Time in Twin Palms” PowerPoint presentation by Eric Chiel. His presentation will be postponed, with the possibility of being to be part of the Annual Meeting in March.

Bingo will be played from around 4:300 pm to 6:00 pm. Carol said we will need to provide the bingo cards and the prizes. It was agreed to purchase Ocotillo Lodge merchandise to use as prizes.

Logistics/Other

The room will be set up with tables of 4 to 6 people. Hopefully, we can use the Ocotillo Lodge’s white table clothes. Refreshments will be kept simple. Beverages will be limited to soft drinks and water. Snack food will be provided on each table.

Once a pre setup time on the 23rd is set, Board members will be notified and asked to help if their schedule permits.

Spring Annual Meeting/Elections

Carol said it would be good to set the date for the General Membership Annual Meeting. After discussion, the Annual Meeting was set for Saturday, March 28, 2026, at 10:00 am.

Jeff Hoffman requested that we also set the date for the Fall General Membership Meeting. He said that should help Board members better plan their out-of-town travel and increase Board member participation in the general meetings. After considering several dates, the Fall General Membership Meeting was set for Saturday, November 14, 2026, at 10:00 am.

Larry was asked to contact Tony Vardaro and reserve the Ocotillo Lodge Clubhouse for those two dates.

Krisel Exhibit Status

Tom reported that he is on track to complete the planned upgrading of the Exhibit in time for the Ocotillo Lodge Modernism Week showing in February. He is working with our graphic designer Richard on the necessary changes and additions/deletions. This includes finalizing historically accurate colors to use for the Exhibit.

He also mentioned that he is beginning research on all the architects and builders who have played a key role in the creation of Twin Palms.

Objectives Status/discussion

Carol led a discussion of the current status on some of our current FY 25-26 objectives.

Traffic Calming in Twin Palms

Tom reported that our application has been submitted to the city. City staff have formally acknowledged receipt and are in the process of determining when to conduct the traffic study. Tom said he will follow-up to monitor study progress and findings.

Entry Monument Signs

Carol reported that the feedback on the two small signs at the corner of Navajo and Twin Palms is that they have no significant historical value. Larry reported that the owner of the west corner house said she would love to see the signs upgraded. She offered to talk with the owner on the east corner to get their approval of upgrading the signs. Several options for improving the signs were discussed, but no decision was made as to how to best proceed. Hopefully, a plan of action can be finalized and implemented in 2026.

Measure J

Carol said that we need to begin discussing ideas for possible submission for Measure J funding. Proposals are due in June 2026. Larry said he had again discussed the idea for a small City Park on the Northeast corner of La Verne and Twin Palms with our Councilman David Ready. Mr. Ready expressed interest in the idea and felt it had merit. Tom offered to follow up with him to

continue the discussion. Larry said he would like to attend any follow-up meetings with Mr. Ready.

501 (c) 4 Status

Jeff Hoffman said that he had finally been able to set a phone meeting next week with our IRS contact person. He hopes to be able to get a better understanding of where we are in the review process, and when we might anticipate getting a final ruling. Jeff said he thinks we are close to completing the process and obtaining our 501 (c) 4 status. He will keep the board posted on next steps.

Community Grants

Carol reported on a recent meeting with the Palm Springs Historical Society chair. Larry Johnson, Eric Chiel, and Carol attended. It was a very informative meeting. Carol said that currently there was no grant opportunity identified. Larry said that now that the groundwork has been established, the relationship is in place if a mutually beneficial grant opportunity arises in the future.

Modernism 2027—70th Anniversary

Carol said that we need to begin planning in early 2026 for our 2027 Modernism Week Home tour and any other activities we decide to undertake to commemorate Twin Palms 70th Anniversary. She suggested that we reinstate the Modernism Week Subcommittee to take the lead on planning. The Board would still be involved and have final authority on all major decisions. The subcommittee will be composed of all board members wishing to serve, and neighborhood residents who volunteer to serve.

Neighborhood Advocacy

Larry read to the Board an email he received today from Mr. Robert Eres, Vice President of Development for Nexus Development Corporation. He said they are putting the finishing touches on a formal planning submittal of the new development between E. Palm Canyon and Twin Palms Drive. They plan to propose 56 homes, with single story homes along Twin Palms, partial 2-story homes in the middle of the site, and a reduced number of 3 story homes along East Palm Canyon.

Once the application is submitted, he anticipated at least 30 days before any initial feedback.

Mr. Eres said he is planning to have another meeting with a group of community residents to continue to solicit comments and suggestions. Tom said he thought it would be best to wait until the developer submits an application to the city before anyone meets with them. Larry said that it was a good thing that the developer is continuing to keep us in the loop.

Next Meetings

The next meeting of the Advisory Board has been confirmed for January 14th at 3:30 pm.

Adjournment

The meeting was adjourned at 4:51 pm.

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APPROVED