

ADVISORY BOARD MEETING MINUTES

THURSDAY, FEBRUARY 5, 2026 :: 3:30 PM :: CAROL'S HOUSE

Call to Order and Roll Call: The meeting was called to order at 3:30 pm. Board members in attendance were Carol Munro, Tom Eich, Larry Johnson, David Carlson and Michael Faulkner. Tony Vardaro joined via Zoom.

Guests: Kathy Breedlove

Acceptance of Agenda The agenda was accepted as proposed.

Review and approval of minutes of January 14, 2026

It was **Moved/Seconded/Carried** to approve the minutes of the January 14, 2026 meeting as presented.

Public Comment

Tony Vardaro introduced Kathy Breedlove, Chairperson of the Ocotillo Lodge HOA Modernism Week Committee. She shared that the Ocotillo Lodge Modernism Week event on February 16th is sold out.

Treasurer Report

2-5-2026 Financial Report

A copy of the 2-5-2026 Financial Report was included in the pre-meeting packet. This report incorporates the recently adopted 2026 TPNO Budget. Income to date includes the \$72,240.74 beginning balance, \$1,268.95 in Krisel Exhibit Donations, \$75 in membership dues, and \$125 in donations. Expenditures included \$1,002.74 for the recent membership meeting, \$123.84 in Communication Contracts, and \$353.99 in Storage fees.

Larry Johnson reported that by switching to a same size but different 5 by 10-foot unit, we were able to save about \$750 in monthly fees for February through June. The rate will likely go up in June, but it should still be less than we were paying before.

Membership Recognition Fundraising Concept

At the last meeting, the Board began discussion of a new fundraising idea suggested by Larry to begin the long-term process of building a stronger base of resident contributions. Considering the Modernism Week rule of allowing home tours only every other year, we need to develop

additional income streams.

Larry proposed that we create a “Friends of Twin Palms” donor structure that recognizes donors who contribute above the basic annual \$25 voluntary dues amount. This proposal would put in place several levels of donations above \$25, and outlines the recognition process. The goal is to boost donations primarily from residents, and to be a cornerstone upon which we can methodically build a more robust donor program over the next few years.

Larry said the initial donor levels would be modest to start with, but could be expanded to higher levels as needed. The goal this year is primarily to recognize the donors who already give more than the \$25 dues, and hopefully encourage others to consider doing so as well. At least in this initial phase, there is no money involved, just time to thank donors through emails, on our website, and at our General Membership meetings.

Michael said he liked the idea of setting giving level tiers. Tom thought this would be a good way to test residents’ interest in donating to TPNO, and one way to gauge residents’ receptivity to a higher level of membership dues.

The board’s concensus was that we should move forward with this effort. For our next meeting, Larry said he would write up a PR type document describing the program. The goal would be to announce the program at the Annual meeting, and to recognize the donors who have already contributed above the \$25 dues level this year.

Communications/Marketing

Events/Meeting Calendar

In advance of the meeting members were emailed the current Calendar Worksheet for Events/Meetings/Communications for FY25-26. The 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

Welcome Brochure Status

Michael thanked those board members who provided feedback on the draft brochure. Those comments have been incorporated into the document and it is now ready to move on to the design and printing stages. Once the costs have been identified, this brochure can be funded with Neighborhood Initiative funding.

First email Invite to 3/26 Annual Meeting

Michael asked when the first email invitation to the March 26th Annual Meeting should be sent

out. To avoid getting lost in all the upcoming Modernism Week activities, Carol suggested it wait to go out until Monday, February 23, 2026.

Recap January 24, 2026 General Membership Social Meeting

Everyone agreed that the Drag Bingo event at the Ocotillo Lodge was very well received by those in attendance. All attendees seemed to really enjoy the event and had a lot of fun. The host Bella Da Ball did a wonderful job. Prizes were awarded to the winner of all ten rounds of bingo. The more informal room set up worked well and took advantage of a beautiful sunset.

Annual Meeting

Program

Carol said that she will be following up with Eric Chiel regarding his golf presentation. Everyone thought that her suggestion to ask the new Park and Recreation Director to speak was a great idea. She said she would follow up. Tom shared that Councilperson David Ready had volunteered to address the meeting.

Board elections

Carol said she had spoken with all current board members and everyone has agreed to serve another term except Michele, who said she is still considering whether to continue. Carol will be sending us our candidate statements from two years ago so we can update that information as needed.

David asked if we had reached out to the membership about joining the Board. Carol said we have not done so in any organized fashion, but to date no one has expressed an interest in joining the Board. Larry pointed out that the by-Laws allow the board to fill vacancies anytime during the 2-year term.

Logistics

Tony said that the clubhouse at the Ocotillo Lodge is reserved for our meeting on Thursday, March 26th from 4:00 pm to 6:00 pm. At the next meeting, we can discuss room set up and refreshments. There was initial discussion of soft drinks and cookies and brownies.

Krisel Exhibit Status

Tom Eich reported that the updated exhibit is almost ready to go into production, and will be unveiled at the February 16, 2026 Ocotillo Lodge Modernism Week Home Tour. He noted that the Krisel colors have been corrected, the panel hinges strengthened, and the exhibit will be printed on sturdy, lighter weight material.

Tom said that the cost exceeded the \$7,000 neighborhood Initiative grant. With the Kisiel

Exhibit donations on hand, and a donation of \$500 from Tom, the final cost was a few hundred over budget. Larry said the Finance Committee could consider and propose the best way to cover this overage.

While the Exhibit update is now completed, David said that maybe down the road we might want to consider adding a panel showing examples of the many home that were poorly altered in the past and have now been restored to their original look.

Michael, David, and Larry volunteered to help with the set up on Sunday afternoon. Michael and Larry also volunteered to help staff the exhibit during the Ocotillo Lodge Home Tour.

Objectives Status/Discussion

Navajo Entry signage

Carol and Tom reported that since our last meeting, there has been discussions with the two homeowners regarding replacing or renovating the old entry signs on their corner properties at Twin Palms and Navajo. It appears that the signs are in bad shape and may not be worth repairing. The Board discussed several options for how to proceed. More research will be done to determine our options and costs which the Board can discuss at the next meeting. Larry mentioned that he had contacted the company that produced the custom aluminum Krisel lettering for the Monument sign in 2020, and was pleased to report that the cost has remained virtually the same.

Traffic Calming

Tom reported that the traffic study has been delayed for some unexplained reason. He said David Ready, our City Councilperson, has tried to intervene and get things going, but no start date has been set. Tom said he would keep inquiring until the study begins. Hopefully that will be soon while we are still in high season.

Measure J

Carol said that no action has been taken since our last Board meeting. Tom said he would follow up with David Ready to see what guidance he could provide on our idea for a pocket park at the northeast corner of La Verne and Twin Palms.

501 (c) 4 status

Carol shared that Jeff Hoffman reported that we still have not heard back from the IRS on our pending application.

Modernism/70th Anniversary 2027 planning

Carol said that the plan is to form a new Modernism Committee in the near future to take the

lead in planning for the 2027 Twin Palms Home Tour and any related events we may decide to sponsor. The Committee may also play a role in the planning for activities related to celebrating Twin Palms 70th Anniversary.

Neighborhood Advocacy

Larry reported that he had emailed Nexus Corporation a few days ago but had not heard back yet on their next steps. Hopefully we will have an update by our next meeting.

Next Meetings

The next meeting of the Advisory Board has been confirmed for Wednesday, March 11, 2026 at 3:30pm. After discussion, it was agreed to let the new Board schedule their first meeting in April.

Adjournment

The meeting was adjourned at 4:59 pm.

approvedADBoardminutes2-5-2026

APPROVED