ADVISORY BOARD MEETING MINUTES

September 16, 2026 :: 4:30 PM :: CAROL'S HOUSE

Call to Order and Roll Call The meeting was called to order at 4:33 pm. Board members in attendance were Carol Munro, Mike Faulkner, Larry Johnson, David Carlson, and Tom Eich. Jeff Hoffman and Tony Vardaro joined by Zoom.

Guests: Curtis Kiepprien and Kathy Breedlove joined by Zoom.

Acceptance of Agenda The agenda was accepted as proposed.

Review and approval of minutes of July 16, 2026

It was **Moved/Seconded/Carried** to approve the minutes of the July 16, 2026 meeting with a few minor technical corrections.

Public Comment

Kathy and Curtis gave a brief update on the renovations at the Ocotillo Lodge, and offered to answer any questions about the Ocotillo Lodge's grant request later in the meeting.

Treasurer Report

Financial Report

A copy of the 9-16-26 Financial Report was included in the pre-meeting packet. Income to date includes the $72,240.74 beginning balance, plus $25 in membership dues and $100 in contributions since the last meeting. Expenditures since then include $627.10 for the Neighborhood Initiative Welcome Brochure, $686.70 in Communication Contracts for email maintenance, and annual renewals for Constant Contact and Zoom.

Income to date is $75,559.69. Expenditures are $18,304.62, leaving a balance of $57,255.07.

Communications

Welcome Brochure

Carol distributed copies of the printed brochure and cover letter. She said it looked gorgeous. The Board discussed developing a timeline for distribution and setting a date to assemble the materials. It was agreed that the brochures need to be available for the November meeting. It was suggested that one place to start would be to distribute them to the HOA Board presidents for distribution to their homeowners.

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There was a brief conversation about the need for developing a data base with contact information about neighborhood residents.

Events/Meetings/Communications Calendar

Members were emailed in advance the new Calendar Worksheet for Events/Meetings/ Communications for FY 26-27. To facilitate planning, this worksheet allows the Board to look at a full year all on one page.

Modernism 2026

Home Tour

Copies of the proposed Modernism Week Home Tour description for the Modernism Week website were distributed. The only area of discussion was the tour times. Larry suggested that we should have staggered morning and afternoon start times. He suggested 10:00 am, 10:30 am and 11:00 am, and 1:00 pm, 1:30 pm, and 2:00 pm.

Hank Hudson's initial drafts of the cover for the tour brochure were reviewed. The concensus was that they were not what we had asked for, and Carol was directed to follow up with Hank and get some new drafts. It was agreed that we should order 1,000 copies of the brochure.

Party Discussion

Jeff Hoffman said that for the party in the evening of the tour day, the plan is to have 100 tickets for sale. Projected attendance is 120 including the Board and sponsors. David Carlson said that the homeowner Laura is opening the interior of her house as well as the yard. Catering might be by Mr. Lyon's restaurant. There will be a bar.

Jeff said that ticket sales will not be enough to cover expenses, so we need to solicit sponsors for the party and the home tour. Michael reported that he has secured the first $2,500 sponsor for the party. Hopefully, every Board member will get involved and make one or more solicitations. Michael said he would provide Board members with some written materials to use as templates for drafting written solicitations letters.

Tony asked if there might be any conflict between the Ocotillo Lodge's 70th Anniversary Cocktail Party and TPNO's evening event. Since the parties are on different weekends and will have different vibes, it was not considered an issue.

The theme for the evening party was discussed. David said one idea under discussion was to base it around the movie musical Hairspray. He mentioned there will be a production of Hairspray in town that week and suggested we consider inviting a few cast members to come in costume and mingle with the attendees, and maybe sing a few numbers from the show. Larry suggested they could be out front and serve as greeters during check-in.

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Panel status

Jeff Hoffman reported that Modernism Week staff had turned down our proposal to host a panel discussion on the 70-year history of Twin Palms. They said that they had already approved several events about Twin Palms, and this was one too many. Larry suggested that we consider hosting this program as a part of the October 2027 Modernism Week.

Volunteer update/recruiting

Michae Faulkner reported that he sent out an email 2 days earlier to last year's volunteers. 21 people have already replied and signed up to volunteer in 2027. He said he is working on a neighborhood-wide email to recruit additional volunteers. Assuming 10 volunteers per house (five in the morning shift and five in the afternoon shift), plus check-in and the Krisel Exhibit, the total goal is to recruit and train about 70 volunteers.

Membership Meeting on November 14, 2026

Program discussion

Carol confirmed that College of the Desert will be a presenter at our November membership meeting. She is not sure who will be assigned to represent the College. Also on the agenda is a presentation by the Ocotillo Lodge on their current interior renovation plan.

Location

Tony Vardaro confirmed the availability of the Ocotillo Lodge for the meeting. He mentioned that the restoration of the lobby terrazzo flooring will be completed this week.

Invitation to Membership

Michael Faulker asked when he should send out the first email announcement of the meeting. After discussion, it was agreed it should go out around October 1st.

Community Grant Application

Ocotillo Lodge

Copies of the final version of the Ocotillo Lodge Community Grant were included in the meeting packet. Carol said the grant application was well written and clearly described the request.

Since the $5,000 request exceeds the Board's grant approval limit of $3,500, the request will need approval by the general membership at the November meeting. After review by the Board members with the standard rating form, the Board can take action at the next meeting to recommend the General Membership approve a $5,000 Community Grant to the Ocotillo Lodge for its phase 1 interior renovations. Since all residents will have the opportunity to review the

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application, and vote on it at the Membership meeting, there is no need to have the Grant Review Advisory members review the grant.

The timing of the grant application is good, given that the members in attendance at the membership meeting will be able to see for themselves the work already completed before they vote on it. Carol asked Tony if he was still interested in being a speaker at the meeting about the interior renovations. He said he would be happy to do so.

Objectives Status/discussion

Traffic Calming

Tom Eich gave an update on the status of the traffic calming effort. He mentioned that the recommended stop signs will need to be approved by the City Council. He also said that we need to approach the homeowners that will need to make some changes to their curbside landscaping. Tom hopes to be able to have a timeline to share with the membership at the November General Membership meeting.

Entry Signs

Tom said he is finalizing the application to the city Planning Department for approval of our plan to build 2 new entry signs and renovate an existing sign. He said he is not prepared to commit to a time-line for completion. He will keep the Board posted as things progress.

501 (c) 4 Status

Jeff Hoffman said there is still no action on our pending application. He said he will keep trying to move this ahead.

Additional Business

None.

Next Meetings

The next meeting of the Board was rescheduled for Thursday, October 29, 2026, at 4:30 pm.

The next General Membership meeting is scheduled for November 14, 2026, at 10:00 am at the Ocotillo Lodge.

Adjournment

The meeting was adjourned at 6:00 pm.

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