

**VILLAS OF PALM SPRINGS HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS' MEETING
(On Zoom)**

Saturday January 10, 2026, 10:00 AM Pacific Standard Time

Agenda

Attendees: Tom, Don, Jan, Nancy, Brian, Donald, Gracie

_Call to Order: 10:59am

Approval of Agenda: Motion: To approve Agenda Don/Donald passes

Approval of Minutes: Motion: To approve Minutes Tom/Don passes

Treasurer's Report-Don

A. Monthly Statement-Treasurers report: See report at the end of the Minutes. **Motion:** to approve Treasurer's report Jan/Nancy passes

New Business

B. Brian Miller – Lemonjuice update (1. Riverside County Tax status/solution to reduce tax liability, 2. Title research update, 3. Status of timing to get the Amendment to Terminate Association signed, 4. Other items as necessary, 5. Status of the CA Franchise Tax Board system getting the password unlocked, 6. Status of appraisal being ordered, 7. Town hall meeting update). Discuss the RCI deposits and get some advice from Brian as to how to handle them. Been in contact to tax assessor, open to reduce tax owed, President of LJ coming to PS on Monday, Brian will be here the week after. Go through tax sale, hope to have it in motion but need to do legal steps so don't have dates and amount yet. 90% completed title search, team matching of units with tax liability. A lot happening this next month.

C. **Action Item:** Want to have a Town Hall on February 11 at 5:30pm PST. After the town hall the Board will have to vote to terminate the association. Have had a lot of interest in our property so expect information in the next 2 weeks.

Action Item: Gracie to contact Brian regarding the RCI points members.

- D. RCI ownership and next year 'deposits – We currently have 29 active Points owners and about 10 owners who are on points and not on the active list for usage. With the Villas being almost at full capacity until April, Gracie needs advice from Lemonjuice as to what to do with deposits for the year.
- E. Managers' Report – Gracie (Update on overall property status and other matters) TOT tax audit for 2024. Gracie took care of tax audit and will drop the report off to Kelli. Window, washer, dryer, and camera were all fixed last month. Fixed scanner as well. Gracie to send report to Don. Still waiting on A/C units since it needs a special dimension.
- F. Motions related to proposed sale of the Villas:
Amendment to Motion on Nov by March 15th Nancy/Don **Original Motion:** If owners have paid 2026 dues and have not used their 2026 time, they get their dues back when the property is sold. Nancy/Jan passes
New Motion: Owners who have paid 2026 dues by March 15th and not used any of their time will be reimbursed for their 2026 dues. If paid after March 15th, then there will be no reimbursement. Nancy/Don passes unanimously so voids the original motion made in November minutes.
Motion: Owners who do not pay 2026 annual dues and are current otherwise in dues would only get the share of proceeds due minus any unpaid pet fee, split fees, unpaid taxes and late charge as assessed. (In our notice to owners we decided on a late charge of \$200 if not paid by Feb. 16th). **Motion:** to charge a late fee to accounts. Nancy/Tom passes
- G. **Motion:** to accept Budget included at the end of these Minutes.
Tom/Jan passes

Meeting adjourned Motion: To adjourn meeting: 11:09am Jan/Don passes

Treasurer's Report for the Villas of Palm Springs January 2026

Bank Statements:

Checking: January 1, 2026 \$104,387.70

\$20,063.40 less than 2025

Funds available, 1/8/26, \$107,057.17

Funds available on January 1:

2023 \$172,831.22

2024 \$121,281.01

2025 \$124,451.10

2026 \$104,387.70

Financial Information:

Profit/Loss information 2023 thru 2025 rounded

Year	Income	Expense	Loss or gain.
2023	\$412,700	\$382,000	- \$31,000
2024	\$320,000	\$328,600	- \$ 8,600
2025	\$302,200	\$323,700	-\$ 21,500

Summary:

The numbers confirm the weakening of the financial position of The Villas of Palm Springs. Membership and income are declining as expenses continue to rise. Selling The Villas of Palm Springs is the proper decision.

**The Villas of Palm Springs
2026 Budget**

	Monthly	Year
Income		
Association fees	\$20,000.00	\$240,000.00
Bonus Time	\$2,800.00	\$33,600.00
Discounts/Refunds	\$100.00	\$1,200.00
Late Charges	\$100.00	\$1,200.00
Miscellaneous	\$100.00	\$1,200.00
Pet Fee	\$300.00	\$3,600.00
Rental Income	\$2,500.00	\$30,000.00
Resort/Fee Income	\$100.00	\$1,200.00
Split week	\$200.00	\$2,400.00
Transfer fees	\$100.00	\$1,200.00
Upgrades	\$200.00	\$2,400.00
Total Income	\$26,500.00	\$318,000.00

Expenses

Administrative

Bank/ Credit card charges	\$450.00	\$5,400.00
Computer/ Network Service	\$100.00	\$1,200.00
Insurance-General	\$1,600.00	\$19,200.00
Licenses & Permits	\$400.00	\$4,800.00
Miscellaneous Fees	\$150.00	\$1,800.00
Office Supplies	\$150.00	\$1,800.00
Postage	\$50.00	\$600.00
Prof Fees-Accounting	\$300.00	\$3,600.00
Prof Fees-Legal	\$50.00	\$600.00
Reimbursable Expenses	\$50.00	\$600.00
Taxes-Payroll	\$1,000.00	\$12,000.00
Taxes-Property Taxes	\$200.00	\$2,400.00
Total Administrative	\$4,500.00	\$54,000.00

Repairs & Maintenance

Building & Equipment Repair	\$1,000.00	\$12,000.00
Building Replacements	\$500.00	\$6,000.00
Landscape	\$650.00	\$7,800.00
Maintenance Supplies	\$550.00	\$6,600.00
New Plants/Flowers	\$50.00	\$600.00
Pest Control	\$100.00	\$1,200.00
Pool/ Spa Contract	\$800.00	\$9,600.00
Pool/ Spa Repairs & Extras	\$200.00	\$2,400.00
Tree Trimming/Pruning	\$250.00	\$3,000.00
Total Repairs & Maintenance	\$4,100.00	\$49,200.00

Rooms Department

Guest Supplies	\$450.00	\$5,400.00
Housekeeping Supplies	\$350.00	\$4,200.00
Replacement (furnishings,etc)	\$200.00	\$2,400.00
Wages- Front Desk	\$4,000.00	\$48,000.00
Wages- Housekeeping	\$6,500.00	\$78,000.00
Total Rooms Department	\$11,500.00	\$138,000.00

Utilities

Cable/ Satellite TV	\$250.00	\$3,000.00
Electricity	\$3,000.00	\$36,000.00
Gas	\$1,500.00	\$18,000.00
Sewer	\$300.00	\$3,600.00
Trash Removal	\$300.00	\$3,600.00
Water	\$400.00	\$4,800.00
WIFI & Telephone	\$650.00	\$7,800.00
Total Utilities	\$6,400.00	\$76,800.00

Total Expenses**\$26,500.00****\$318,000.00**