

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

Saturday May 16, 2026, 10:00 AM Pacific Standard Time

Agenda

Attendees: Donald Tatera, Don Forsythe, Nancy Miller, Brian Miller, Gracie Dowling (owners to be inserted)

Call to Order: 10:07am

Approval of Agenda: Motion: to approve agenda Don/Nancy passes

Approval of Minutes: Motion: to approve minutes Nancy/Don passes

Treasurer's Report-Don

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

New Business

A. Brian Miller – Riverside County Tax Assessor after many meetings with Riverside. Riverside has not been willing to work with attorneys to resolve the time share burden of owners to do a tax sale over the last 6 months. Legal engagement is ongoing to take legal action against Riverside County to pursue a tax sale next year. Unfortunately, Riverside will only do time share tax sales in May of each year. This scenario leaves us to keep the Villas open for another year.

Lemonjuice would like to put into place a Buy-Back program for owners who may want to get out of their unit. We will send a letter to owners in the next month to provide details.

B. Vote: Alienation of delinquent owners voting rights. **Motion:** to approve Don/Nancy passes

- C. Vote: Election of board members. Gracie stated she received 115 votes to keep the current board members in place until the property is closed.
Motion: to approve board members Don/Nancy passes
- D. Nancy Miller The Villas will shut down June, July and August and reopen up in September. The date will be announced at the Town Hall meeting this summer. Anyone who needs assistance with deed transfers into their names due to changes, Lemonjuice has agreed to work with you. Lemonjuice will contact you directly. Keep your property taxes current and if you have not paid, please go to Riverside County Tax Assessor directly to pay. Do not send money to the Villas. We will have posted on Lemonjuice owner website the Rules and Regulations updated in April. Due to our insurance renewals, we will no longer be able to accommodate pets on the property. We will need to spend money to update sofa's in several rooms. There will be a Town Hall meeting this summer with updates on the progress of what is happening with The Villas. Owners who wish to continue with RCI and wish to bank time can contact Gracie.

Meeting adjourned **Motion:** To adjourn Donald/Don passes at 11:05 am.

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

Bank Statements:

Checking: May 1, 2026 \$128,954.29

\$4,366.23 less than 2025

Funds available, 5/12/26 \$127,799.28

Funds available on May 1:

2023 \$195,993.89

2024 \$111,805.48

2025 \$133,320.52

Financial Information:

Profit/Loss information 2023 thru 2026 May 1, and end of year, rounded

Year	Income	Expense	Loss or gain.	End of year P/L
2023	\$161,000	\$137,000	\$24,000	-\$51,000
2024	\$105,000	\$115,000	\$10,000	-\$8,600
2025	\$130,000	\$118,000	\$12,000	-\$22,000
2026	\$151,000	\$120,000	\$31,000	

April 2026:

Income: \$31,000, \$4,500 over budget. \$20,000 from Rental income

Expense: \$26,500, \$60 over budget.

Total gain: \$4,500

Summary: Members have been paying full year's dues this year. This gives a false positive when comparing to previous years. Funds are sufficient to support the facility through June of this year and possibly through 2026. What happens for 2027 must be discussed as more information becomes available. What will need to be done to keep the facility open until May or June of next year.