Tri-Par Estates Park and Recreation District

Minutes - Board of Trustees – BOARD MEETING

AUGUST 19, 2025

TIME:……11:20 a.m.
CALL TO ORDER: ……. Chairman Mark Wright
ROLL CALL:……. Rebekah Thomas
PRESENT: ……. Denise Hunter, Jacquelynne Hunter, Gary Kormann, Maureen Lafortune, Pam Regula, Daryle von Holdt, Doug Ward
ABSENT:……. Dan Via
ALSO PRESENT: ……. Dean Chandler

Chairman Wright opened the Board Meeting. Chairman Wright announced that one more person was still needed to be on the Compliance Committee to complete the committee of nine members.

1. **APPROVAL OF PRIOR MEETING MINUTES**

- **Trustee D. Hunter made a Motion to Approve the Minutes of the Board Workshop and Board Meeting held on July 15, 2025, and the Compliance Committee Meeting held on August 7, 2025.**
- **Trustee Kormann seconded the motion.**
- The motion carried on a unanimous roll call vote.

2. **FINANCIAL APPROVALS**

- **Trustee Regula presented the Financial reports for July 2025.**
- **Trustee Kormann made a motion to approve the Financial Report for July 2025 as presented.**
- **Trustee Lafortune seconded the motion.**
- The motion carried on a unanimous roll call vote.

3. **INVOICE APPROVAL**

No invoices presented.

4. **PUBLIC INPUT**

Resident on Tri Par asked questions about the Compliance Committee that were answered.

5. **INFORMATION ONLY, MONTHLY DEED RESTRICTION VIOLATION REPORT**

No violation report.

6. **FINE RECOMMENDATIONS**

None.

7. **MANAGER'S REPORT**

- Violations – After the Compliance Committee met on August 7, five were approved for fines. Certified letters, regular mail and emails were sent to those five owners on August 19.
- Policies and Procedures – Many updates need to be made. Park Manager is working with Tri-Par's Attorney to get direction regarding these updates.

- Zoom – We are testing out Zoom at today's meeting to work out the bugs. We will officially start Zoom meetings next month (September 16). The Meeting ID and Passcode will be posted on the Agenda for each meeting.
- Maintenance – 1) Jerry Gallagher has resigned due to health issues. 2) Angelo has worked on the A/C preventive maintenance and replaced two of the pool HVAC units.
- Spa – After many attempts to contact Holiday Pools and speaking with our Attorney, we were advised to move forward with obtaining someone else to complete the spa.
- G & S Update – Park Manager spoke with G & S today and they will be sending over a list of those properties to be demolished. They will be starting next week.

8. UNFINISHED (OLD) BUSINESS

None.

9. NEW BUSINESS

Item 1 – Approve Compliance Committee Fines

- **Trustee D. Hunter made a Motion to approve the Compliance Committee Fines.**
- **Trustee Kormann seconded the motion.**
- The motion carried on a unanimous roll call vote.

Item 2 – Computer Upgrade for Office

- **Trustee Kormann made a motion to approve computer system upgrade for the office.**
- **Trustee vonHoldt seconded the motion.**
- The motion carried on a unanimous roll call vote.

Item 3 – ESA – 5316 Pebble Beach

- **Trustee D. Hunter made a motion to deny ESA for 5316 Pebble Beach for lack of documentation.**
- **Trustee Regula seconded the motion.**
- The motion carried on a unanimous roll call vote.

ADJOURN BOARD MEETING

- **Trustee Kormann made a motion to Adjourn the Board Meeting.**
- **Trustee Ward seconded the motion.**
- The motion carried on a unanimous roll call vote**.**

The Board Meeting adjourned at 12:11 p.m.