

Mills Act Presentation Thursday, June 11 @ 3:00 PM – Presentation points:

Context and history of the Act as it applies to HOA (Dunlin One first HOA to be granted historic designation status)

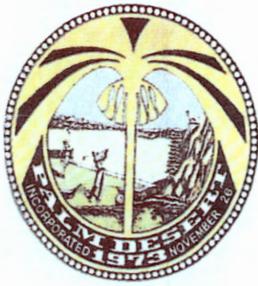
Specific history of Dunlin One application and administration of reporting including the inclusion of the grounds and pools as well as the buildings.

We have always carefully considered our Association's budget components with a view that amounts paid in dues, which would be qualified expenditures under the Act if paid directly by the owners, are identified and reported by them as part of their Mills Act annual report – and have been quite conservative in those considerations.

NOTE - the percentage of the annual dues paid by owners that have previously been identified as qualified expenditures is less than 25% (in 2022-2023 it was 23%).

One important consideration for owners within HOAs is the consideration of the amount of their dues that should be considered as qualifying expenditures. In that regard, we recommend that any HOA that intends to report qualifying expenditures to its members should periodically review the components of their budget with the city's representative and agree as to which components represent qualifying expenditures.

Finally, due to the nature of the items covered by an Association's Reserves, it is intuitively evident that much of the funding for Reserves should qualify under the Act. What is the best course of action to obtain concurrence on that view?



CITY OF PALM DESERT

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July 16, 2013

Mr. Bernard Cain
1401 Wewatta Street #811
Denver, Colorado 80202

Re: Sandpiper Condominiums Circles 11 & 12 – Landmark District Designation

Dear Bernie,

Congratulations on the Historic District designation of Sandpiper Condominium Circles 11 & 12. The plaques for your Historic District designation are finished and a Covenant and Agreement and Declaration of Restrictions for Display and Maintenance of Historic Site Plaque Agreement will need to be completed and signed by the City and Sandpiper Condominiums Circles 11 & 12 to ensure that the plaques will be prominently displayed in perpetuity at the site. The Agreement and the Resolution will be recorded with the Riverside County Recorder. The Agreement states that the property is a designated landmark and is subject to all applicable provisions of Title 29.

Thank you very much for your participation and for allowing City of Palm Desert to include your property as a Cultural Resources District. As soon as we receive the signed Agreement and the All-Purpose California Notary Acknowledgment, we can provide you with the plaques. I have enclosed a stamped, self addressed envelope for the return of the documents. Please feel free to call me if you have any questions.

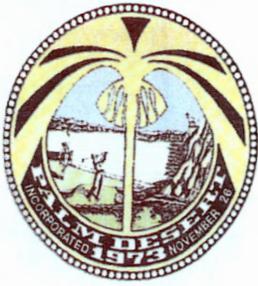
Sincerely,

Russell A. Grance, CBO
Director of Building and Safety

RG/sc

Enc:ls.

cc: Giloria Sanchez, Records Technician, City of Palm Desert



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August 19, 2013

Mr. Bernard Cain, President
Dunlin One Homeowners Association
1401 Wewatta Street #811
Denver, Colorado 80202

Dear Mr. Cain:

Subject: Request for Approval of Historic District Designation for Sandpiper Condominiums Circles 11 & 12, Located on El Paseo, as a Local Historic District, Case No. CRPC 13-01 (Palm Springs Preservation Foundation, Applicant)

At its regular meeting of May 23, 2013, the Palm Desert City Council, considered the subject request and took the following action:

Waived further reading and adopted Resolution No. 2013-28 reaffirming the action of the Cultural Resources Preservation Committee, designating the Sandpiper Condominiums Circles 11 & 12, located on El Paseo, with Historic District Designation in accordance with Section 29.50.010 of the Palm Desert Municipal Code.

Enclosed for your records is a fully executed and recorded copy of the Covenant and Agreement and Declaration of Restrictions for Display and Maintenance of Historic Site Plaque. If you have any questions or require any additional information, please do not hesitate to contact us.

Sincerely,

RACHELLE D. KLASSEN, MMC
CITY CLERK

RDK:glm

Enclosure (as noted)

cc/enc: Russell A. Grance, Director of Building & Safety