

**INDIAN PALMS COUNTRY CLUB HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS REGULAR MEETING MINUTES
MARCH 19, 2019**

A regular meeting of the Board of Directors of the Indian Palms Country Club Homeowners Association was held on Tuesday, March 19, 2019 at 5:00 pm at the Palm Terrace Room in Indian Palms Country Club, Indio, CA 92201. A quorum of Board members was present and business was conducted as outlined herein.

DIRECTORS PRESENT

Maggie Stern, President
Elke Botta, Vice President
Greg Embury, Treasurer
Sandy Stewart, Secretary
Catherine Kelleher, Director

Note: Shelly fine proposal paint transponder boxes

ALSO PRESENT

Shelly Ruegsegger, Senior Community Manager and Caren Oliva, Assistant Community Manager representing Personalized Property Management and approximately 29 homeowners.

CALL TO ORDER

President, Maggie Stern called the meeting to order at 5:00 p.m. Introductions were made of the Community Manager and the Board of Directors.

There was a Notice of Default (NOD) approved in the Executive Meeting Minutes dated 03/19/2019 for APN #614-591-001 & 614-540-024.

HOMEOWNER FORUM

A homeowner commented that at the January meeting the board voted to sell parking passes. He would like to know why this was reversed. Maggie responded the contract had some issues, the board decided it was too complex this year so decided to revisit next year to offset security and vandalism expenses.

A homeowner commented when he was at the pool at the lifestyle center he was told the pool has been opened up to the hotel guests. The board responded the pool has always been open to hotel guest use; it is part of the general use agreement the developer set up many years ago and they pay the HOA a usage fee.

A homeowner stated he is unimpressed with all the conversation on social media regarding landscaping, speeding, getting something done on social media isn't going to happen. This is where it happens is at the board meeting. He is suggesting a town hall meeting for all entities to have a chance to sit down and talk to each other. Ms. Ruegsegger responded that she and Ms. Stern have been discussing having a town hall meeting in the future just for IPCCCA.

A homeowner commented that she understands the board is considering new spin bikes at the LSC and as a homeowner for about 9 years it is time to replace them as they do get used allot. Please consider getting new bikes.

A homeowner comment that at the Lifestyle Center last year, it was so crowded you couldn't get into the gym and there were a lot of people using the gym that didn't belong. Ms. Stern

commented the staff is being more diligent in checking to see that the appropriate people are there. Owner thanked thank the board and the staff!

Ms. Ruegsegger commented that more often than not, the LSC staff is being verbally abused for enforcing rules. If you see it being done, please step in if you can to assist the staff member as they are doing their job as directed by the Board. Ms. Stern reiterated this conduct will not be tolerated.

A homeowner asked who looks after the front entrance. Ms. Stern explained these areas are the club and IP1's responsibility.

A homeowner commented that the spin bikes have metal fatigue and this owner feels there is a liability with the spin bikes being outdated and requested the board to consider buying new bikes.

APPROVAL OF MINUTES

The Board reviewed the minutes of the January 15, 2019 meeting. Motion to approve the January 15, 2019 minutes as presented made by Mrs. Botta, seconded by Mr. Embury, motion carried.

FINANCIAL REPORT – Mr. Greg Embury:

For the February 2019 month end, the bank balance in the IPCCCA Operating/Check writing account was \$16,294.81 and the Wells Fargo Operating account was \$528,555.00. The IPCCCA Reserve account balance was \$4,325,383.54.

For the February 2019 month end, the bank balance in the Lifestyle Center Operating/Check writing account is \$101,794.08. The Reserve account balance was \$259,289.93.

The 2018 Draft Audit report is close to being complete by the CPA firm hired by the Board to do the report for IPCCCA & LSC. Sometime in the next two weeks myself and Ms. Ruegsegger will be meeting with Beck & Company to review the report for any last minute questions/comments. Once the draft is final, it will be submitted to the Board for approval at their April 16 meeting then subsequently mailed out to the owners. This is the first time in over ten years that a full Audit of the books has been done by a certified CPA firm. Civil code only requires HOA's to do an annual financial review of the books by a CPA but this year the Board chose to do an Audit. We will plan to do this every few years going forward.

Financials IPCCCA & Lifestyle – January & February 2019. After review and discussion; Motion to approve the IPCCCA January & February 2019 financials as presented made by Mr. Embury, seconded by Mrs. Kelleher, motion carried. Motion to approve the Lifestyle Center January & February 2019 financials as presented made by Mr. Embury, seconded by Mrs. Kelleher, motion carried.

Resolution Expense over 10k – Ms. Ruegsegger advised that recent Civil Code has dictated that any expenses over \$10,000, the board needs to adopt a resolution. This is for checks written monthly or transfers from one account to the other that is over \$10,000. After review Motion to adopt the Resolution as written, made by Mr. Embury, seconded by Mrs. Kelleher, motion carried.

Investment Summary (Laddered CDs with Wells Fargo Advisors) – All CD's are up to date and invested according to the Board's policy.

PRESIDENTS REPORT- Ms. Stern:

Welcome, everyone. I would like to give a brief update on some of the items facing the Board at this time.

- We hope to have another meeting with IPCA and Desert Management about exterior landscape responsibilities the first week of April. This will cover their response to our proposed legal agreements and specifics on the contract with the landscapers, including upgrades.
- We are awaiting an initial "order of magnitude" bid (including particular specifications and costs) on the renovation of three of the most needy lakes. As this project progresses, we plan on having neighborhood "town hall" meetings with adjacent owners to keep them informed about what is happening and provide a forum for any questions they may have.
- Shelly has found a map professional to help us with a new and more detailed map of the Indian Palms community. We hope this will be able to show boundaries of different HOAs, designate what is Resort property, indicate responsible parties for the different exterior areas and gates, show the different IPCCCA common areas and cost centers, etc., etc. We are aiming for maximum information in a clear and useful a format.
- Check our website (ipcca-hoa.com) for information on Festival parking arrangements. We also plan on additional security at the LSC and the satellite pools during this period.
- We are continuing to research possible vendors for a camera security system at the satellite pools and eventually at the LSC. We have gotten some information but want to get more.
- We received a bid (not solicited by the Board) on replacing the LSC gym equipment. I believe this has been a subject of discussion by certain members. The cost was approximately \$126,000. This was considerably more than we can spend at this time, given other LSC priorities and budget constraints.
- We have arranged for a bid on adding pool area restrooms and additional storage room at the LSC. More later on this after we review the bid and talk to an architect and engineer.
- In response to member suggestions, the LSC Committee is looking at some adjustments to tennis and pickle ball court reservation procedures and guest limits. They will report back to the board after considering various alternatives.
- The Jackson pedestrian gate is virtually finished, but IPCA is waiting for parts on order for the opening/closing mechanism.
- We are working try a "speed machine" (the kind that tells you how fast you are going and to slow down if you are over the limit) for a month or so to see if that helps control some of the speeders in the community. We are also looking into "pavement dots" (similar to the ones leading up to the 50th and Madison intersection) to help with traffic control. This could be an alternative to speed bumps/humps. Meanwhile, we encourage everyone to obey the posted speed limits, use your signals, and actually stop at stop signs!

In closing, I want to make sure you all know Caren Oliva, the new Assistant Community Manager at PPM, who will be working with Shelly for our HOA. Welcome, Caren, and we are very pleased to have you on the IPCCCA team. Also, thanks to all who helped with our Annual Meeting and election proceedings.

COMMITTEE REPORTS

Rules Committee – John Gilmartin reported since the last meeting in January things have been pretty quiet. The violations we have seen include: Christmas decorations, trailers, commercial vehicles, utility vehicles parked in the side yard home business being operated in the driveway.

Architectural/Landscape Committee – Mrs. Dorr gave the report on activity for the month of January and February. Minutes are in the packet for reference.

Arch Appeal – Lorie Morgan on behalf of herself and Sherry Robertson was in attendance. The board has all the detail. Lorie sees a situation that was created by insufficient communication and misunderstanding. Met with the committee in December 2017 and asked them go with a lighter color, sent in color in Jan 2018 never heard back from the committee, and complied with the request to go with the lighter color after not hearing anything and assuming it was ok to move forward. The color has been seen within the community. They did feel they did comply and the committee feels they didn't comply. They do feel it is mutual responsibility on both sides; they do not have the money to go forward and repaint the house. Elke – where the ball was dropped was the owner stated we may not paint this year, and the committee was waiting for owner to come up with a different color and date of when they were going to paint. Maggie – It's too bad, owner was trying to do the right thing, good intention on everyone's side. Looked at it, compared to some other dramatic colors, wants an amicable solution. Elke – I was there when Sherry was there, the committee explained to her that there was no deviation, and what needed to be repainted is the wall, the walls are to remain a neutral color. The committee was thinking what can be done to allow, to subdue the strong color, and then Sherry came back and called the committee a liar. Elke believes fault on both sides. They were asked to go back and find a lighter color from what they originally submitted. The board will consult with the committee to come up with a good solution that is fair to everyone. The Board appreciates everyone trying to work within the system. Regardless of what is done, she wants to thank the volunteers. The Board will communicate to the owner within 30 days or by the April meeting.

Lakes – Jim Dorr discussed the history of litigation in which the HOA prevailed and received a substantial settlement. There are 3 lakes that have problems with the liners and these lakes are leaking. The amount of money spent on common area maintenance, irrigation and electricity pertaining to the lakes is approximately \$25,000 which is mainly due to water leakage. A lake committee was formed, met with Lake Contractor and landscape architect and now waiting for costs and recommendation on the 3 lakes. Taking the initial steps to get in order the magnitude price.

Application in packet to add Mike Botta to the Lake Committee, *Motion made to add Mike Botta to the Lake Committee, made by Mr. Embury, seconded by Ms. Stewart, motion carried.*

Formally establish the Facilities Committee – After discussion, *Motion made to establish the facilities committee with Mrs. Kelleher as the liaison, made by Mr. Embury, seconded by Mrs. Stewart, motion carried.*

Lifestyle Center (LSC) Committee – Mr. Embury reported on the last meeting. The committee has worked hard in developing a list of priorities. The top three items that are on the list are; 1) wash rooms in the pool area; 2) landscaping around the tennis courts and 3) Request for equipment, fee list, card swipe, website and security.

The committee submitted a recommended new fee scheduled. After Review, *Motion made to accept the proposed fee scheduled, made by Mr. Embury, seconded by Mrs. Kelleher, motion carried.*

Motion made to approve the purchase of a credit card swipe machine for the LSC, made by Mrs. Kelleher, seconded by Mr. Embury, motion carried.

The board reviewed the proposal for security at the Lifestyle Center during the festivals. After discussion, Motion made to accept the proposal as submitted, made by Mr. Embury, seconded by Ms. Stewart, motion carried. PPM will obtain a bid for rover for all 3 pools during the hours of 6am to 6pm for the 3 festival weekends.

Ms. Ruegsegger advised the Board that Helen would like to have a dedicated LSC website. No action taken at this time, tabled pending more information from Helen.

OLD BUSINESS

Location of Speed Machine – There was discussion on where to place the speed machine, which will be moved on a weekly basis. Ms. Stewart will manage along with PPM and comments from owners.

NEW BUSINESS

Liens (6) - Motion to approve APN#'s 614-591-012, 614-470-065, 614-440-024, 614-440-003, 614-450-056, and 614,640,009 made by Mr. Embury, seconded by Mrs. Kelleher, motion carried.

CORRESPONDENCE

The board discussed correspondence from Mr. Vargas requesting a speed bump to be installed on Lewis. The HOA will not install a speed bump at this time, the HOA will be placing the speed machine on Lewis first. PPM to let the owner know.

MANAGEMENT REPORTS & OTHER

Call Log's & Work Logs – Reviewed, no action.

Annual Drain Cleaning Report & Lighting Report – Reviewed, no action.

HOMEOWNERS FORUM #2

No discussion.

NEXT MEETING DATE

Regular Meeting – April 16, 2019, 5:00pm at the PTR

ADJOURNMENT

With no further business to be brought before the Board at this time, the meeting was adjourned at 6:35 p.m. on a motion duly made and seconded.

Respectfully submitted,
Caren Oliva
Assistant Community Manager

APPROVED:


Sandy Stewart, Secretary

4/16/19
Date