

**INDIAN PALMS COUNTRY CLUB HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS REGULAR MEETING MINUTES  
APRIL 16, 2019**

A regular meeting of the Board of Directors of the Indian Palms Country Club Homeowners Association was held on Tuesday, April 16, 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  
Greg Embury, Treasurer  
Sandy Stewart, Secretary  
Catherine Kelleher, Director

**DIRECTORS NOT PRESENT**

Elke Botta, Vice President

**ALSO PRESENT**

Shelly Ruegsegger, Senior Community Manager and Caren Oliva, Assistant Community Manager representing Personalized Property Management and approximately 14 homeowners.

**CALL TO ORDER**

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

There was a Notice of Default (NOD) approved in Executive Meeting Minutes dated April 16, 2019 for APN#614-540-024.

**HOMEOWNER FORUM**

No comments at this time.

**APPROVAL OF MINUTES**

The Board reviewed the minutes of the March 19, 2019 meeting. Motion to approve the March 19, 2019 minutes as presented made by Mr. Embury, seconded by Mrs. Kelleher, motion carried.

**FINANCIAL REPORT – Mr. Greg Embury:**

Mr. Embury and Ms. Ruegsegger met with the Auditor; the Audit is complete with no deficiencies or recommended changes to the financial statements. This is the first Audit done in over 14 years. The Audit will be mailed by the end of the month and the Board will do this every 3-5 years.

Financials IPCCA & Lifestyle – March 2019. After review and discussion; Motion to approve the IPCCA March 2019 financials as presented made by Mr. Embury, seconded by Mrs. Kelleher, motion carried. Motion to approve the Lifestyle Center March 2019 financials as presented made by Mr. Embury, seconded by Mrs. Kelleher, motion carried. GL Report emailed to the Board.

Investment Summary (Laddered CDs with Wells Fargo Advisors) – All CD's are up to date and invested according to the Board's policy. Mr. Embury reported the board is working on adopting an Investment Policy for future Boards to use.

## **PRESIDENTS REPORT- Ms. Stern:**

"Welcome to all. Greg Embury, Treasurer, has already provided a summary of the recent audit. Here are updates on other current IPCCCA projects":

- We had an excellent meeting with IPCA on exterior landscape coordination. We agreed that IPCCCA would manage the upgrade of our current area, aiming for a landscape similar to IPCA's current planting along Avenue 48. We have already met with Vintage on this and plan on having drawings of the proposed landscape available for all to see at a future meeting. The ideal time to begin the upgrade is in the fall – the weather is right for new plants to settle in then. We also agreed in principle to work toward IPCA having maintenance responsibility for this area when the upgrade is complete. We hope a unified approach by IPCA and IPCCCA on exterior landscape areas will be a positive in coordinating with the other entities responsible for Indian Palms exterior landscape (HOA 1 for the area just south of the Monroe Gate and the Resort for the Monroe Gate entrance area to Avenue 48).
- We have arranged with a lakes engineer to develop "shop drawings," detailing the needed renovations at three of our most needy lakes (Royal Vista, Reflections and Enchantment E&W). These drawings will give us project parameters to use in the bidding process. In addition, a serious issue has developed at the Fields 3 Lake. We met with our engineer and construction experts earlier today on this and are in the process of assessing the best way to address the problem.
- We increased security at the LSC and satellite pools for the festival weekends this year. So far, things are going well. We will review how it all worked after Stagecoach to see if we can make additional improvements in the future.
- We understand from IPCA that the contractor should be activating the locking mechanism for the Jackson pedestrian gate within a few days (if it is not already done).
- We have asked the LSC Committee to review guest and court reservation policies in response to member suggestions received. We are awaiting their recommendations on this. We are also having our maintenance firm review the gym equipment and provide a schedule on the safe remaining life of this equipment. Preparations for pool restrooms/additional storage capacity continue. We are also reviewing vehicle parking arrangements we have with HOA 1.
- Sandy Stewart, Secretary, is coordinating speed machine testing currently being done on some of our busiest streets. Please email any observations you may have on this to PPM – we value your comments and thoughts.
- Shelly Ruegsegger met with Gallery Homes today to review irrigation issues that are encroaching from our common areas onto their property lines. These issues are being found as they set up their fencing and start development on their lots. It seems the original developer routed these lines through the homes lots including power lines to the lakes in the Casabella area. We will work to rectify these issues with Gallery Homes so please be patient if you live in that area.
- We are considering ways to streamline the time line of our rules violations processes – things like moving directly to hearings in certain cases (this can be done currently on an emergency basis), condensing the times between certain aspects of the process, and so on. More on this later if we decide to recommend changes to the community.

Ms. Ruegsegger, advised the Arch committee when a house is painted without approval, the owner will be sent straight to a hearing before the board with the possibility of being fined. They will be advised to submit an architectural application.

## **COMMITTEE REPORTS**

Rules Committee – Pat Barnes reported on the most recent violations: trailers, 4X4s', commercial vehicles, rolls of carpet in driveways, garbage being left on the street. Mr. Barnes

thanked Shelly and Caren for contacting owners for specific violations. There was discussion to have Management post on the website about Burrtec picking up larger items for homeowners. PPM to do.

Architectural/Landscape Committee – Mrs. Dorr gave the report on activity for the month of March. Minutes are in the packet for reference. The committee invited the board to attend one of the committee meetings and see how they conduct business.

Arch Appeal Conclusion / Biery Painting of House – Ms. Stern reported the board made a decision to respectfully request the repainting of the house and the pony wall an approved color.

There was discussion on homes being painted that are not the correct color scheme in certain areas. It was also discussed if the color doesn't fit the scheme then they can't paint the same color. The intent was to stay within the same colors of that particular neighborhood per the builder.

Lakes – No report.

Facilities Committee - Mrs. Kelleher reported, thanks to Shelly some of the street and stop signs have been repaired. If there are signs that are faded, have graffiti or leaning over, please advise Shelly or Caren. Mrs. Kelleher is currently working on a plan to paint the green utility boxes which are faded. If you notice a street light out also contact PPM.

Lifestyle Center (LSC) Committee – Mr. Embury gave the report on activity of the LSC for the month. Minutes are in the packet for reference. LSC provided a list of needs and wants through extensive facility and service evaluations and discussions. The list represents a 12-36 month plan ordered by priority. No action taken at this time.

### **OLD BUSINESS**

2018 Audit Report – IPCCCA & Lifestyle After review, *Motion to approve the 2018 Audit report and AJE's made by Mr. Embury, seconded by Ms. Stewart, motion carried.*

### **NEW BUSINESS**

Liens (5) - *Motion to approve APN#'s 614-440-003, 614-530-034, 614-550-073, 614-550-012 and 614-580-014 made by Mr. Embury, seconded by Mrs. Kelleher, motion carried.*

### **CORRESPONDENCE**

There was discussion on an email to move the speed machine by the mailbox on Odlum. This will be done next week.

### **MANAGEMENT REPORTS & OTHER**

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

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

### **HOMEOWNERS FORUM #2**

New owner asked what part of the exterior IPCCCA is responsible for. Mr. Embury agreed to meet with the new owner after the meeting to discuss. Mrs. Stern explained the different areas of responsibility between each entity. Ms. Ruegsegger advised the new owner to review the website periodically.

Owner discussed the speed machine location by the Jackson gate. That area is really bad with speeders. Ms. Stewart advised the machine will be there for one week. There was discussion on the idea of adding speed bumps.

New gallery home area, there is a retention basin being built. The owner asked is this was under IPCCCA management. Mrs. Ruegsegger advised no and Mr. Embury stated they are building a basin which he is currently researching.

Owner was at the gym on Friday and was asked to come and show his support to keep the gym hours the same. Mr. Embury advised the gym hours are staying the same for now.

Mrs. Barnes is requesting something to be done at the Jackson gate and incoming traffic, gate arm goes up and no one stops. It is very dangerous.

Owner commented that no matter how many machines, no matter what you do the speeders and violators will always be there.

Owner stated that the speed checking machine was only in front of his house for one day, he had comments from neighbors and it did work.

**NEXT MEETING DATE**


Regular Meeting – May 21, 2019, 5:00pm at the PTR

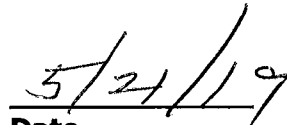
**ADJOURNMENT**

With no further business to be brought before the Board at this time, the meeting was adjourned at 5:54 p.m. on a motion duly made and seconded.

**Respectfully submitted,  
Caren Oliva  
Assistant Community Manager**

**APPROVED:**

  
**Sandy Stewart, Secretary**

  
**Date**