

**INDIAN PALMS COUNTRY CLUB HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS REGULAR MEETING MINUTES
MAY 21, 2019**

A regular meeting of the Board of Directors of the Indian Palms Country Club Homeowners Association was held on Tuesday, May 21, 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

ALSO PRESENT

Shelly Ruegsegger, Senior Community Manager and Caren Oliva, Assistant Community Manager representing Personalized Property Management and approximately 10 homeowners.

CALL TO ORDER

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

HOMEOWNER FORUM

Jim Thomson – 4th summer here, lives on Skyview complimented Property Management Company stating the landscaping looks great. Curious about security gates with transponders, there is no security at those gates and cars can tailgate. Mrs. Stern responded that IPCA is in charge of the security; their next meeting is June 24th. Ms. Ruegsegger also suggested that he put his comments in writing to Amy Gunderson from Desert Management to present to the IPCA Board.

APPROVAL OF MINUTES

The Board reviewed the minutes of the April 16, 2019 meeting. Motion to approve the April 16, 2019 minutes as presented made by Mr. Embury, seconded by Mrs. Kelleher, motion carried.

FINANCIAL REPORT – Mr. Greg Embury:

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

Mr. Embury commented on the very large financial reports (IPCCA & LSC) that is presented from PPM and appreciates the hard work they put into it. Mr. Embury would like to request the financial packet for both Lifestyle Center and IPCCCA be emailed to the board and to only print the pertinent pages (Approx 1-8). All is in favor of this request.

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. Here are updates on other current IPCCCA projects”:

- Exterior Landscape Renovation: Vintage is beginning a “sample” stretch of our exterior landscape refresh area on the north side of the Jackson gate. We will see what they have done there and make any adjustments we think are needed for additional exterior areas.
- The Lakes Committee is meeting on 5/23/19 with our Community Manager for an executive meeting to go over the architect’s contract. We are looking toward hiring the architect for repairing/replacing the first four lakes in our overall project, now to include one at Fields 3 that has failed sooner than expected. More on these developments in our June meeting.
- We are reaching out to the new management team at the Resort. We hope to work with them, the other IP HOAs, and IPCA for the overall good of the Indian Palms Community.
- Our major priority for the LSC remains building pool area restrooms and some additional storage facilities there. We have our project manager and our next step is choosing an architect for the proposed bathroom in the pool area. This is a complex project and we estimate it will take many months (over a year) to complete. More at future meetings as the project continues.

Mr. Embury explained the reserves vs. operating fund which affect the Lifestyle Center projects. Some of the projects consist of repairs of existing assets which is payable out of the reserve fund. The board approved the following as requested by the Committee: Bathroom building in the pool area, new flooring in aerobics room, bocce ball ramp, resurface courts 2, 3, 4 & 5, and a new drywell for the pool equipment area. Other items were requested but the Board has informed the Committee they will have to be planned for in subsequent years. The Committee will work on developing those items into a 2-3 year plan for the Board’s consideration. Purchasing of new assets, like the new bathroom area, which is not a reserve item and would need to be funded by the operating fund. A project manager (contractor) and an architect have been hired to help design the bathroom.

COMMITTEE REPORTS

Rules Committee – Mrs. Stewart reported on the most recent violations: trash cans, and trash being left out.

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

Lakes – No report.

Facilities Committee - Mrs. Kelleher reported on her process of collecting a list of items that need repair or maintenance like the utility boxes. Street lights are being reported, broken curbs etc to Shelly or Caren. The committee is also keeping an eye on stop signs/street signs that are being knocked down/tilted or need maintenance.

Lifestyle Center (LSC) Committee – Trish thanked Joni Thomson for taking the minutes this last month. Some of the members went on a field trip to PGA west to look at their gym. There was discussion on new equipment and equipment leasing options. They discussed flooring and are exploring flooring and counter top options. There was discussion on the lifestyle center having a credit card and it was felt at this time it is not necessary.

LSC Website - Helen presented a proposal to have a website which she will build and maintain the domain name is free for 1st year, then \$20 a year after. It will be roughly about \$15.00 a month for the site. A link can be added to the IPCCCA website page. The board and Ms. Ruegsegger to review the site before it goes viral. Also, Ms. Ruegsegger to review content that will go on the site in the future with Helen. After discussion, Motion to approve the website as proposed, made by Mr. Embury, seconded Mrs. Kelleher, motion carried.

Ball Machine – There was discussion on adding a ball machine to the Committee’s want/need list for future action.

Equipment Lease – Mrs. Stern wanted to advise the spin bikes were inspected and all are in good running order. There was feedback about the weight/white equipment being very old and that we can’t get parts anymore. She believes this equipment should be the priority over the spin bikes. The board will be considering all this for the future, possibly 2020. There is ongoing discussion on the possibility of leasing the new equipment versus purchasing. The board will be taking all suggestions and working them into future budgets as they can.

OLD BUSINESS

Community Map – The board reviewed a proposal submitted to have a detailed professional map with details of the common areas, gates, pools; names of each community etc incorporate in it. After review, Motion to accept the proposal for \$600 to develop a new detailed map, made by Mr. Embury, seconded by Ms. Stewart, motion carried.

Speed Deterrents – Ms. Stewart discussed the comments received on speed deterrents, prices received for speed humps \$1,525; 6-foot 3-inches \$1,885; speed dots \$5,325 there was also an estimate on purchasing a mounted radar sign for \$2,650 and a speed trailer was over \$5,000. Mr. Embury said he purchased a sign that stated “drive like your kids play here”. This sign has helped a little bit; it’s in his front yard. The radar sign did work but it did have a lot of maintenance issues, which Tops and Barricade did not charge the HOA because of them. There was discussion on purchasing signs that say “only you can prevent speed bumps, slow down”. Mr. Seminara (homeowner) also discussed different speed prevention options, and did feel the radar signs did make a difference. Ms. Stewart would propose making signs, and putting them in a few places “prevent speed bumps”. Ms. Ruegsegger stated it should say “only you can prevent speed bumps”. Vendors are a lot of the problem, the worst is the UPS. Motion to approve \$200 for signs (Mr. Embury to handle) and to have further discussion at the June meeting, made by Mrs. Kelleher, seconded by Ms. Stewart, motion carried.

Pool Beams – Tabled pending proposal from PSS.

NEW BUSINESS

Liens (2) - Motion to approve APN#’s 614-440-003 and 614-520-008 made by Mr. Embury, seconded by Mrs. Botta, motion carried.

CORRESPONDENCE

None

MANAGEMENT REPORTS & OTHER

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

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

HOMEOWNERS FORUM #2

No comments made.

NEXT MEETING DATE

Regular Meeting – June 18, 2019, 5:00pm at the PTR

Dark – July & August

Regular Meeting – September 17, 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 6:03 p.m. on a motion duly made and seconded.

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

APPROVED:



Sandy Stewart, Secretary

6.18.19

Date