

**INDIAN PALMS COUNTRY CLUB HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS REGULAR MEETING MINUTES  
JUNE 18, 2019**

A regular meeting of the Board of Directors of the Indian Palms Country Club Homeowners Association was held on Tuesday, June 18, 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 12 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.

There were two Notice of Default's (NOD) approved in the Executive Meeting Minutes dated 06/18/2019 for APN #614-520-090 and 614-540-042.

**HOMEOWNER FORUM**  
An owner asked if the owners can have access to the monthly security logs as she would like to see the activity and to evaluate money being spent on security. Ms. Ruegsegger will see what can be presented to the owners, if anything because of privacy concerns. Ms. Ruegsegger has no issues if synopsis of events is provided.

The question was asked if a community garage sale was allowed. It was noted the rules do not allow garage sales.

**APPROVAL OF MINUTES**  
The Board reviewed the minutes of the May 21, 2019 meeting. Motion to approve the May 21, 2019 minutes as presented made by Mrs. Botta, seconded by Mr. Embury, motion carried.

**FINANCIAL REPORT – Mr. Greg Embury:**  
Financials IPCCCA & Lifestyle – May 2019. After review and discussion; Motion to approve the IPCCCA May 2019 financials as presented made by Mr. Embury, seconded by Ms. Stewart, motion carried. Motion to approve the Lifestyle Center May 2019 financials as presented made by Mr. Embury, seconded by Mrs. Botta, motion carried. Full Financial statement and GL Report emailed to the Board.

Investment Summary (Laddered CDs with Wells Fargo Advisors) – All CD's are up to date and invested. Mr. Embury advised the board the investment report states where the funds kept (banks), which is managed by Wells Fargo Advisor's and interest's rates are increasing.

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

This is the last President's Report before the "dark" summer period when there are no regular board meetings for July and August. The next regular meeting will be on September 17, 2019, at 5:00 pm in the Palm Terrace Room.

- Check out the sample exterior landscaping improvements in the area between 48<sup>th</sup> and the Jackson gate. We are pleased with the results and will continue going forward with this upgrade on the rest of the exterior area adjoining our HOA (south of the Jackson gate, along 50<sup>th</sup>, and down Monroe until about 100 yards south of the Monroe gate where HOA 1's area begins). This project includes plant additions, rock and irrigation system improvements.
- The Lake Committee met with Green Choice Design Group on June 14<sup>th</sup> for a site walk. Green Choice will provide various levels of specifications for the first four lakes of this replacement/remodel project (Royal Vista, Enchantments E and W, and Reflections). These specifics will allow us to obtain comparable construction bids for the work. We are also continuing with needed emergency repairs on the Fields 3 upper lake.
- We are continuing to look into various speed deterrents, including flashing signs and speed bumps/humps, both of which are somewhat expensive. In the meantime, Greg Embury has spearheaded a yard sign project to place cautionary speed signs around various parts of the HOA. Mr. Embury reported he has installed 25 signs around the community which say "Prevent Speed Bumps – Slow Down." The board has tried different options such as the speed hump on Odium and other signs.
- Summer is the time Shelly schedules various routine maintenance projects – fixing street signs, pool area and pool renovations, minor construction projects at the LSC, painting mailboxes, etc.
- The Board approved several projects for the LSC at the last meeting, including replacing the floor in the aerobics room, installing a ramp at the bocce courts to facilitate rolling the oyster shell playing surface, securing pool equipment with a metal screen to protect it, resurfacing courts 2, 3, 4 and 5, emergency repairs of the blocked dry well used for pool filter cleaning runoff, minor construction modifications to enlarge storage capacity, minor modification to exterior fencing to control unauthorized entrance to LSC grounds, and continuing with the pool bathroom project. There were many other project suggestions, but this is what we can afford in the 2019 budget year. The LSC Committee will continue to review the rules on guests and the procedures for court reservations, with a view to better accommodating member needs. Special thanks to Helen McCornock, LSC Director, for her work on the new LSC website – [www.ipcca-lsc.com](http://www.ipcca-lsc.com). We hope to eventually tie this website into court reservations, class sign up, guest registration, and so on.
- We are continuing to look into various options for improving satellite and LSC pool security, particularly after hours.
- As I mentioned, our next Board meeting is in September. The annual budget process begins shortly afterward. Please keep this in mind and let PPM know if you have any thoughts on new items we should budget for. We need to fund things if we are going to implement them.

### **COMMITTEE REPORTS**

Rules Committee – Ms. Stewart reported on behalf of Pat Barnes, and commented they are very happy Caren is following up with violations and getting things accomplished. Common violations have been owners not taking in trash cans and leaving trash out on the street for days. List of rules violations and problems have gone down 70-80% since the new street parking enforcement action was initiated, which allows the rules committee to focus on other issues.

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

Painting Question: What happens if owners want to paint their house the same color as is but the color is not on the new paint palette. Ms. Stern stated the committee can consider the application if the owner submits paint chips to show the exact color. The exception being that if it is a color which, in the opinion of the arch committee, is inappropriate the application could be denied. Mrs. Botta said based on the CC&R's, if you allow owners to go back to the original color, this will create issues for the committee. Mr. Embury stated those colors were picked to help "undo the sins of the past". There was an application a grey house the same color which is what prompted this question. The consensus was to stay within the colors that were approved. Motion to only approve paint colors as previously approved in the Behr palette, made by Mr. Embury, seconded by Ms. Stewart, motion carried.

Lakes – No report.

Facilities Committee - Mrs. Kelleher, with Ms. Ruegseggers help is currently working on getting the vacant lots cleaned up that have overgrown weeds and are not part of the IPCCCA HOA. Also looking at mailboxes and painting of all the green utility boxes on owner lots and common areas.

Lifestyle Center (LSC) Committee – Trish gave her report and asked about the diaper changing stations for the men and women's restrooms. Ms. Ruegsegger advised she has already given Helen the go ahead to order and have installed.

### **OLD BUSINESS**

None

### **NEW BUSINESS**

Liens (4) - Motion to approve APN#'s 614-470-044, 614-420-017, 614-540-037 and 614-540-039 made by Ms. Stern, seconded by Mrs. Botta, motion carried.

Consent Calendar – Summer Maintenance Projects – The Board and Ms. Ruegsegger reviewed and discussed the consent calendar in detail. After discussion, Motion made to approve the Consent Calendar as presented, made by Mr. Embury, seconded by Mrs. Kelleher, 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**

Trish thanked the board for moving forward on the LSC projects and Beverly also thanked the board in helping straighten concerns out for the architectural committee.

### **NEXT MEETING DATE**

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 5:52 p.m. on a motion duly made and seconded.

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

**APPROVED:**



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**Sandy Stewart, Secretary**

**9.17.19**

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**Date**