

**INDIAN PALMS COUNTRY CLUB HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS REGULAR MEETING MINUTES
June 19, 2018**

A regular meeting of the Board of Directors of the Indian Palms Country Club Homeowners Association was held on Tuesday, June 19, 2018 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 - Absent

ALSO PRESENT

Shelly Ruegsegger, CMCA, Senior Community Manager and Stacie Cowie, Assistant Community Manager representing Personalized Property Management

CALL TO ORDER

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

VINTAGE LANDSCAPE PRESENTATION

Greg Gritters, Fernando Fregoso and Rafael Esquivel were present to give a presentation for remodel of the exterior on 48th, 50th and Jackson streets. It includes bougainvilleas on the 48th & 50th walls with 7 foot spacing between plants and a remodel of the corner of 50th and Monroe. Mr. Gritters provided option 1 & 2 for each area (each street). One option is all ¾ inch rock and another option is where it would be ¾ inch rock & DG. On 48th from the lifestyle center to the corner of 48th & 50th, there would be cloth to avoid the rock mixing down into the soil. These renovations would change the pruning practices. They are looking at adding to some of the existing material there already to include incorporating yellows and purple on the corner. They want to reduce the variety and have a more uniform look. The Board thanked them for attending the meeting and giving their presentation.

The Board asked Management to acquire more bids and if a company is chosen, samples of the rock and DG will need to be viewed by the Board and approved. The Board recognized there is more work to be done and they should look into rebates with the selected contractor on sprinkler heads and controllers. This may include removing the grass on the exterior of the wall by the lifestyle center.

HOMEOWNER FORUM

Homeowners commented on: Traffic light at Jackson gate, poor turnout for meetings, suggests Saturdays may be better; the Lifestyle Center is too small for the number of owners that are forced to be members, parking restriction from 1-6 a.m.

APPROVAL OF MINUTES

The Board reviewed the minutes of the May 15, 2018 meeting. *Motion to approve the May 15, 2018 minutes as presented made by Mr. Embury, seconded by Mrs. Botta, motion carried.*

FINANCIAL REPORT

Mr. Embury gave a report on the IPCCCA and Lifestyle Center financials for May 2018.

Motion to approve the IPCCCA May 2018 financial as presented made by Mr. Embury, seconded by Mrs. Botta, motion carried.

Motion to approve the Lifestyle Center May 2018 financial as presented made by Mr. Embury, seconded by Mrs. Botta, motion carried.

Investment Summary (Laddered CDs with Wells Fargo Advisors) – Reviewed, no action need at this time.

PRESIDENTS REPORT

Ms. Stern reported on the street slurry project, saying it is fine to do at this time of year per their project manager. One of the difficult issues is traffic. There were a number of cars that drove on the wet slurry even when cones were in place. Ms. Stern explained the use of type 2 slurry and that there is a punch list still to go on the slurry project. Curbs and stop bars and lines will be painted soon. Also the street sweeper will be on site in about 2 weeks and will sweep twice.

There will not be a Board meeting in July & August and soon it will be the fall and the 2019 budget process will start then. If anyone has any suggestions or ideas for the 2019 budget, please let Ms. Ruegsegger know. The Board may be replacing pool keys for the satellite pools and this will be discussed later in the agenda. We are looking into establishing a fee for those that do short term rentals to help offset increased security costs. The Board is working on the exterior landscape maintenance and the pedestrian gate at the Jackson gate with IPCA.

Imperial Irrigation District/50th Corner Lot - Mr. Embury reported that he and Shelly met with a representative (supervisor of real estate) from IID to discuss options for the corner lot that is no longer being used by them. IID is open to other arrangements for this property. Ms. Ruegsegger was asked to make some calls and see if there were any plans for that area from the city's perspective.

COMMITTEE REPORTS

Rules Committee – No report.

Architectural/Landscape Committee – Beverly Gilmartin - The Committee reported the actions in May 2018 were: 8 applications to include - 1 new paint, 1 pool added, 6 miscellaneous improvements, 2 denials and 5 completions. Due to slurry project, the Committee couldn't meet with the Behr Paint rep; it's rescheduled for July 9. The Heston owner who painted their house and roof met with the Committee last week. The roof has faded, not as bright as it used to be and the owners agreed to repaint the trim color from green to an approved color, to include the garage door. The Committee thought that the house color could stand as there are other yellow homes in the area.

Lakes – Report in the packet for the Board regarding a meeting had by Jim Dorr, Elke Botta, Maggie Stern and Shelly Ruegsegger on 5/22/18. The purpose of the meeting was to strategize the next steps for repair/replacement of existing common area lakes and retention basins.

Lifestyle Center (LSC) Committee – Trish Lounsbury gave a report on the items discussed at their last meeting to include: refreshment of the rock as you come up the walkway on both sides of the path, signs are up for direction to the restrooms, per fire code we need to put up a building identifier of letter "H", bike racks have been ordered, did some maintenance and repairs on the pool and it looks great now. The deck is peeling bit and golf cart parking around the pool is good. It was recommended to replace the small AC compressor unit and the Board is

looking into it and getting proposals. The Committee's wish list at this moment is painting the LSC building, inside and out, and new carpet.

Summer Gym Hours – There was a schedule in the packet with attendance as provided by Helen McCornock, the Director of the LSC.

Golf Cart Parking – Proposals were provided to the Board to start talking about the need for some kind of element down in front of the pool area where the golf carts park, per the Committee. The Board discussed putting down an alternative besides cement or asphalt. Perhaps mulch or bark? Ms. Ruegsegger will look into it and get costs for the Board, including improvements around the tennis courts.

OLD BUSINESS

None

NEW BUSINESS

Liens (3) - Motion to approve APN#'s 614-420-014, 614-540-037 & 614-280-018 made by Mr. Embury, seconded by Mrs. Botta, motion carried.

Satellite Pool Keys – Ms. Ruegsegger suggested the Board consider changing the keys to the pools based on reports of unauthorized use. It's been several years since this was last done. Proposals were provided for two types of keys, neither can be copied. Also proposed was a numbered key tag that will coordinate with the home address in case of theft, loss, etc. and can be an easy identifier. Motion to approve the purchase of the "BP" keys and the key tags made by Mr. Embury, seconded by Mrs. Botta, motion carried. The Board to provide the first key to homeowners at no charge but additional keys (including replacements of lost keys) will be \$25.00 each.

CORRESPONDENCE

None

MANAGEMENT REPORTS & OTHER

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

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

CAI Article – Reviewed, no action.

HOMEOWNER FORUM #2

New pool keys – Does every homeowner get one? Can the HOA purchase the LSC side of HOA #1's parking lot?

NEXT MEETING DATE

Dark – July & August 2018 & September 18, 2018 5:00 pm at the PTR

ADJOURNMENT

With no further business to be brought before the Board at this time, the meeting was adjourned at 6:30 p.m. on a motion duly made and seconded.

Respectfully submitted, Shelly Ruegsegger, Senior Community Manager

APPROVED:



9.18.18

Sandy Stewart, Secretary

Date