

**INDIAN PALMS COUNTRY CLUB HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS REGULAR MEETING MINUTES  
September 11, 2017**

An executive meeting of the Board of Directors of the Indian Palms Country Club Homeowners Association was held on Monday, September 11, 2017 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 is outlined herein.

**DIRECTORS PRESENT** Elke Botta, President  
Jim Dorr, Vice President  
Maggie Stern, Secretary  
Greg Embury, Treasurer  
Patrick Barnes, Director

**ALSO PRESENT**

Shelly Ruegsegger, CMCA, Senior Community Manager & Lettie Teran, Assistant Community Manager representing Personalized Property Management

**CALL TO ORDER**

President Elke Botta called the meeting to order at 5:01 p.m.

**TESSERA**

Mike from Tessera gave a brief synopsis about the Lifestyle Center chair lift for the pool and spa. Board members asked a couple of questions. Can the handicap person get into the pool themselves? Will someone be responsible for managing the chair lift? Are the chairs anchored into the pool? Will the weather deteriorate the chair lift? Is the battery water proof and how often does it need to be taken out and charged? How long are batteries charged for and how often do they need to be replaced? The lift will not need to be operated by a Lifestyle Center attendant. Batteries stay charged for up to two weeks and an indicator light will show when they need to be recharged. Batteries will need to be replaced every three years and the workmanship warrantee and installation is 2 years. Tessera installs 4 – 5 of these units per year. SR Smith is the equipment they prefer to use and will cut a 12 inch square which is bonded to the pool deck.

**HOMEOWNER FORUM**

Homeowners discussed: speed bumps & speed humps concerns, golf cart parking at the Lifestyle Center, charging for Lifestyle Center classes, deeded members of the Lifestyle Center, gate committee & pool lift.

**APPROVAL OF MINUTES**

The Board reviewed the minutes of the June 19, 2017 meeting as presented by Management. Motion to approve with corrections made by Ms. Stern, seconded by Mr. Embury motion carried.

**FINANCIAL REPORT**

Mr. Embury gave a report on the IPCCCA/Lifestyle Center financials for June – July 2017. Motion to approve the IPCCCA financials as presented made by Mr. Barnes, seconded by Mr. Dorr, motion carried.

Motion to approve the Lifestyle Center financials for June – July 2017 as presented made by Ms. Stein, seconded by Mr. Dorr, motion carried.

LSC Transfer Excess Prior Years Funds from Operating to Reserves – Motion to transfer \$40k from the Operating account to the Reserve account made by Ms. Stern, seconded by Mr. Embury, motion carried.

Check Signing – Ms. Ruegsegger suggested the check run be emailed out to the Board members for approval. Once approved by the President and Treasurer, Ms. Ruegsegger will sign the checks on the Boards behalf. Record of approvals will be filed along with the check copies. Motion to approve Personalized Property Management's proposed process as detailed above made by Ms. Stern, seconded by Mrs. Embury, motion carried. Mr. Dorr commented that a Resolution needs to be signed for this action and Ms. Ruegsegger will have one for the October meeting to have the Secretary sign.

The investment summary of the HOA's CD's was presented from Wells Fargo Advisors - No action needed

### **BOARD MEMBER REPORTS**

Mrs. Botta reported on Executive business to include discussion on contracts and collections, updated rules for overnight parking. The Lifestyle Center door was replaced and the pool deck resurfaced. Installed the portable speed hump on Odium as a trial. The Board felt we needed to do something as there were three accidents at the curve and vehicles have taken down the light post there twice which the HOA's insurance covered.

### **COMMITTEE REPORTS**

Rules Committee – No Action

Architectural/Landscape Committee – No Action

Lifestyle Center (LSC) Committee – Pool Lift - Motion to approve the installation of the ADA pool and spa lifts for the amount of \$8500 by Tessera at the Lifestyle Center made by Ms. Stern, seconded by Mr. Dorr, motion carried. Two board members, Jim and Greg to go view prior lifts installed by Tessera and once viewed and acceptable, the approval will be given to PPM to proceed with the work.

### **OLD BUSINESS**

Street Survey – NAI Consulting – Motion to approve time and materials fee not to exceed \$13,050.00 to provide project management, bid documents, engineering services plans, exhibits and reimbursable expenses for the upcoming 2018 street slurry work made by Mr. Dorr, seconded by Mr. Barnes, motion carried.

Draft Rules & Regulations – Mr. Barnes gave a brief synopsis on the draft IPCCCA Rules & Regulations overnight parking revisions, limit on street parking, RV's, commercial vehicles and the Boards is considering eliminating overnight street parking. The draft Rules & Regulations were tabled at the prior meeting for additional parking patrol bids and references from Patrol Masters. Motion to approve the new Rules & Regulations as presented made by Ms. Stern, seconded by Mrs. Botta. 4 yays, 1 nay (Mr. Dorr), motion carried.

### **NEW BUSINESS**

Liens (9) - Motion to approve APN # 614-330-057, 614-470-015, 614-581-010, 614-540-043, 614-640-045, 614-560-017, 614-510-002, 614-540-019, 614-540-039 made by Ms. Stern, seconded by Mrs. Botta, motion carried.

Civil Code 4041 – Ms. Ruegsegger provided a definition of Civil Code 4041 for all present; a new law which requires the HOA to send out a form asking for mailing addresses and other miscellaneous information. PPM will be mailing and administering the processing of the forms at \$9.00 a unit plus printing and postage. Ms. Ruegsegger advised that it would be beneficial for

homeowners to send the notice back or their mailing address will be reverted to the onsite address as per the law. Motion to approve the mailing of Civil Code 4041 at \$9.00 per residence plus postage made by Ms. Stern, seconded by Mr. Embury, motion carried.

**MANAGEMENT REPORTS & OTHER**

Homeowner Correspondence – None  
Call Log's & Work Logs – Reviewed, no action.  
Monthly Drain Cleaning Report & Lighting Report – Reviewed, no action.  
CAI Articles/Provided by Management as informational for the Board – Reviewed, no action.

**NEXT MEETING DATE**

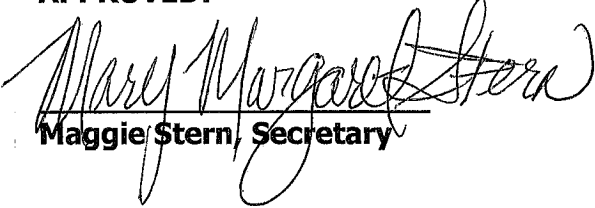
October 16, 2017, 5:00 pm, Palm Terrace Room

**ADJOURNMENT**

With no further business to be brought before the Board at this time the meeting was adjourned at 6:27pm on a motion duly made and seconded.

**Respectfully submitted,  
Lettie Teran  
Assistant Community Manager**

**APPROVED:**

  
**Maggie Stern, Secretary**

10/16/17  
**Date**