

**INDIAN PALMS COUNTRY CLUB HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS REGULAR MEETING MINUTES  
September 18, 2018**

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

**ALSO PRESENT**

Shelly Ruegsegger, CMCA, Senior Community Manager representing Personalized Property Management

**CALL TO ORDER**

President Maggie Stern called the meeting to order at 5:02 p.m.

Introductions were made of the Community Manager and the Board of Directors.

There was an NOD approved in the Executive Meeting Minutes dated 8/8/18 for APN#-614-460-072.

**TIM HOSS – BEHR PAINT REPRESENTATIVE**

Tim Hoss was present to advise on paint colors he and the Architectural Committee have been working on to update the selections for the HOA. One of the concerns was the Committee wanted consistent colors. The Committee gave Tim the existing color book and he crossed matched them to Behr colors. There were two colors boards presented; existing colors (12 schemes) and new color schemes (9 schemes). Current schemes had a lot of green under tones; want to go to more of a tan undertone. B, T, A on the chart = Body, Trim, Accent.

Tim showed the new schemes, there were other colors for entry front door choices but most colors were in the tan family. There were dark body colors, a mid tone and a light presented. Draw down needed for Committee if owner wants to use a different brand. Behr.com is the portal to get colors, go to top for HOA and put in Indian Palms. No action from the Board at this time.

**HOMEOWNER FORUM**

Homeowners commented on the water features/common areas and shared costs to maintain them by all the owners. Signage or opening the F3 gate was suggested. Security cameras at LSC and checking membership cards were also suggested as a way to reduce vandalism and unauthorized use of facilities.

**APPROVAL OF MINUTES**

The Board reviewed the minutes of the June 19, 2018 meeting. Motion to approve the June 19, 2018 minutes as presented made by Mrs. Botta, seconded by Mr. Embury, motion carried.

**FINANCIAL REPORT**

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

Motion to approve the IPCCCA June, July & August 2018 financials as presented made by Mr. Embury, seconded by Mrs. Botta, motion carried.

Motion to approve the Lifestyle Center June, July & August 2018 financials as presented made by Mr. Embury, seconded by Mrs. Botta, motion carried.

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

## **PRESIDENTS REPORT**

Street Slurry Project - Ms. Stern reported on the street slurry project. Street sweeping of loose gravel and other slurry debris continues. The sweeper must go around landscape debris tarps, parked cars, etc. - thus, the need for repetitive sweeping.

New Satellite Pool Keys – We hope this will help with unauthorized users of our pools. This project is underway – we hope to have keys available for pick up at the LSC prior to actually rekeying the pool gate locks. Each owner will receive one new key, additional keys will cost approximately \$25 each; for security reasons, there will be a limit on how many keys each owner may have.

Pedestrian Gate – The easement has been approved and forwarded to IPCA. Check with IPCA on the status, design of this project. We understand the gate will not accommodate golf carts because of City of Indio safety concerns.

Exterior Landscape Upgrade – This will be quite expensive. It seems prudent to postpone the final decision until we know more about expected Lake Repair costs and clarify IPCA's responsibilities for exterior maintenance and their contribution to the upgrade of such.

Mailbox Replacement – 3 boxes have been replaced this year. 2 were broken into and 1 was damaged when someone tried to break into it. The cost is about \$1800/box. We plan to continue our program of mailbox replacement and will be determining the number we hope to upgrade in 2019. The newer boxes are more secure and vandalism tends to occur with the older boxes.

Security Issues – We are experiencing increased problems with vandalism and unauthorized use of satellite pools and LSC facilities. The new keys for the satellite pools should help. There will be new "members and authorized guests only" signage at these locations. We are also looking into increased manned and camera security for the outside areas of the LSC and for the satellite pools. We ask the help of all members on this problem – if you see something, say something!

2019 HOA and LSC Budget – This process will begin in earnest next month. There is a lot of work to do to have a proposed budget ready to mail out on 11/30/18 as required by law. Remember, all the good suggestions we receive must be funded if we are going to implement them. A dues increase is probable for both the LSC and the HOA just to keep current with basic expenses, let alone any increase in service levels. Landscape costs and LSC staff expense will go up substantially because of the minimum wage increase. We just had an increase of \$12,000/year for LSC pool maintenance because we must clean filters once a week vs. the normal once a month due to significantly increased use levels. This is not just a "nice to have" but rather a "need to" in order to comply with health department standards for a public pool.

## **COMMITTEE REPORTS**

Rules Committee – Sandy Stewart commented on the off street parking and that it seems to be working.

Architectural/Landscape Committee – Karen Dorr – The Board thanked them for their work on the paint color project. In August there were 20 applications total. 3 landscape, 7 paint, 5 pools/patios/spas, 4 paint other, 2 satellite dishes, 3 denials, 10 completions, 1 on hold.

Appeal – Hamilton – The Board reviewed the application from a homeowner who installed a rock border outside their back fence on the golf course easement. The Committee denied it and the owner appealed. Management sent the application to Jason Koh, the manager of the golf course, and he has denied it also. The Board agreed with both parties and will support the denial. Motion to support both denials and ask the owner to remove the improvement made by Mr. Embury, seconded by Ms. Stewart, motion carried.

Lakes – Report in the packet for the Board regarding a meeting had by Jim Dorr, Elke Botta, Maggie Stern, Shelly Ruegsegger and Bear Valley Waterfeatures on 9/14/18. The purpose of the meeting was to strategize the next steps for repair/replacement of existing common area lakes and retention basins. Mr. Dorr gave an explanation of the details of the meeting.

Lifestyle Center (LSC) Committee – Trish Lounsbury gave a report on the items discussed at their last meeting to include: Tennis improvements, bocce ball practice sessions coming up, badminton, disk golf, water aerobics, improvement to the golf cart parking (unanimous agreement this is needed), need for ground cover around the courts, PB tourney coming in November at Indian Wells Tennis Gardens, classes are under control and went well during the summer, and maintenance costs were higher than average this year.

Golf Cart Parking – There was a revised proposal provided for a DG/Gravel mix for the golf cart parking area in front of the pool. Mulch is not good for golf carts. Motion to approve the proposal from Vintage Landscape for \$8100.00 made by Mr. Embury, seconded by Mrs. Botta, motion carried. Look into options for around the courts.

Court Maintenance Recommendations – Courtmaster Sports – An onsite review of the courts was done by Courtmaster per the request of the Board and a subsequent write up provided with proposals for repairs. Motion to approve the proposal as presented except for the painting of the stadium seats made by Mrs. Botta, seconded by Ms. Stewart, motion carried.

Mark Dees - Paint Stadium Seating – Motion to approve the proposal from Mark Dees to paint the stadium seating made by Mrs. Botta, seconded by Ms. Stewart, motion carried.

## **OLD BUSINESS**

Satellite Pool Keys – Management provided a draft letter for Board approval and subsequent mailing by October 1, 2018. The purpose of the letter is to advise owners of the new pool keys that will be disseminated for the 2 satellite pools. Motion to approve mailing of the letter as written made by Mr. Embury, seconded by Mrs. Botta, motion carried.

## **NEW BUSINESS**

Liens (8) - Motion to approve APN#'s 614-330-056, 614-420-025, 614-550-050, 614-530-009, 614-593-012, 614-540-042, 614-580-020, 614-540-030 made by Mr. Embury, seconded by Mrs. Botta, motion carried.

Patrol Masters – There was a proposal in the packet for cameras and monitoring for the 2 satellite pools. The Board should meet with Sammy from Patrol Masters to discuss this further and Ms. Stern suggested possibly budgeting for 2019. The Board will see how the new pool keys are handled and if bad activity decreases.

2018 Seed Proposals – There were proposals from Vintage and PPM for seed purchase for the 2018 scalping and winter rye grass project. Vintages contract does not include the seed it is purchased separate every year. Motion to approve the proposal from PPM for 30,000 pounds of rye seed 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.

CAI Article – Reviewed, no action.

### **NEXT MEETING DATE**


October 16, 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 6:45 p.m. on a motion duly made and seconded.

**Respectfully submitted,  
Shelly Ruegsegger  
Senior Community Manager**

### **APPROVED:**



**10.16.18**

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**Sandy Stewart, Secretary**

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**Date**