

**INDIAN PALMS COUNTRY CLUB HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS REGULAR MEETING MINUTES  
September 19, 2016**

An regular meeting of the Board of Directors of the Indian Palms Country Club Homeowners Association was held on Monday, September 19, 2016 at 5:00pm 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  
Vacant, Vice President  
Maggie Stern, Secretary/Treasurer  
Tony Weise, Director

**DIRECTORS ABSENT:** Jim Dorr, Director

**ALSO PRESENT:** Shelly Ruegsegger, CMCA, Community Manager & Jasmine Meza, Assistant Community Manager representing Personalized Property Management.

**CALL TO ORDER:** President Elke Botta called the meeting to order at 5:01pm.

**VINTAGE LANDSCAPE:**

Fran Mullahy and Al Hollinger were present and gave a landscape report. Watering was being done 4 times a week up until July when the water restrictions from Indio Water Authority were lifted. Many of the plants have shown heat stress during the summer. In mid October the plants will be trimmed back. IWA will not be permitting extra water during overseeding. Homeowners should expect to see an increase in their water bills during this time. A homeowner commented that the grass is being mowed too low and the irrigation needs to be inspected more frequently to make sure that all the plants are receiving adequate water. Vintage acknowledged this.

**HOMEOWNER FORUM:**

Homeowner questions were as follows:

- 1) Carissa Carrera - There are major issues with traffic and renters during the festivals. It is very frustrating that homeowners cannot use the 50<sup>th</sup> gate.
- 2) Gunter Schwartz – The home values have gone down because of the golf course condition.
- 3) Don Bergh – He calls police if there are any issues during the festivals. Management will post the hotline phone numbers on the website to call for issues.

**APPROVAL OF MINUTES**

The Board reviewed the minutes of the June 20, 2016 meetings as presented by Management. Motion to approve the June 20, 2016 minutes as presented made by Mr. Weise, seconded by Ms. Stern, motion carried.

**FINANCIAL REPORT**

Ms. Stern gave the financial report on both the Lifestyle Center and IPCCCA. There was also a handout available at the meeting with this information. Motion to approve for filing the IPCCCA and Lifestyle Center financials for June through August 2016 made by Ms. Stern, seconded by Ms. Weise, motion carried.

Wells Fargo CD's – Motion to approve rolling over a maturing CD in the amount of \$250,000 for the Reserve account to mature 9/21/20 made by Ms. Stern, seconded by Mr. Weise, motion carried.

### **BOARD MEMBER REPORTS**

Presidents Report – Mrs. Botta explained that there was an executive meeting held prior to this meeting to discuss litigation matters, violations and collection items, one lien was approved for filing against APN# 607-170-022 and one NOD was approved for filing against APN #614-420-009 . The Board will be meeting with legal council this week to discuss the lake defect case. There was a sink hole on Quinn that was resolved quickly by management and the Board. The Board will be hiring security for the three pool areas during the Desert Trip festivals.

### **COMMITTEE REPORTS**

- A. Rules Committee – Motion to approve appointing Elke Botta to serve as the liaison for the rules committee made by Ms. Stern, seconded by Mr. Weise, motion carried.
- B. Architectural/ Landscape Committee - Mrs. Dorr reported that applications approved were: 13 landscape conversion, 3 exterior paintings, 2 solar installations, 4 were denied and 5 accents and 8 completions.
- C. Welcome Committee – Ms. Vanderhoff gave her report. 64 homes bought in Indian Palms between January 1 and September 19, 2016. Ms. Vanderhoff gave her resignation as the chair for the welcome committee. The Board thanked her for all of her work.
- D. Lifestyle Center – Ms. Stern reported that the committee continues to meet. Their focus is getting a good waiting area for pickle ball players. They are still working on the budget to incorporate all areas of the facility. They have also thought about holding fundraisers to help fund their ideas. A) The Board reviewed the proposal to install two dead bolt locks on the restroom doors at the Lifestyle Center to prevent trespassing after hours. The Board would like to investigate other options before making a decision. The LC committee will follow at their meeting and discuss ideas. Management to get a proposal on installing proxy card readers for the doors.

### **OLD BUSINESS**

Lot R – The Board reviewed the proposal to clean up the debris from Lot R. Motion to approve the proposal from Premier Landscape to clean up in the amount of \$2,000 made by Ms. Stern, seconded by Mr. Weise, motion carried.

### **NEW BUSINESS**

Liens (7) – Motion to approve the liens against APN #'s 614-460-072, 614-591-001, 614-630-030, 614-550-003, 614-470-032 and 614-550-012 made by Mr. Weise, seconded by Ms. Stern, motion carried.

Security Proposal – Desert Trip – Motion to approve the proposal from Patrol Masters in the amount of \$6,480 for coverage of three pools for the two weekends made by Ms. Stern, seconded by Mr. Weise, motion carried.

Seed Order – Scalping – Motion to approve reseeding the HOA common areas and individual home lots and the purchase of seed as proposed by management made by Mr. Weise, seconded by Ms. Stern, motion carried.

Motion to approve the option for PPM to purchase and coordinate seed storing made by Mr. Weise, seconded by Ms. Stern, motion carried.

**MANAGEMENT REPORTS**

The Board reviewed the Call Logs & Work Order Log. No action

It was noted from the Executive meeting of the same date that the following violations were closed or on-going and being handled by PPM along with assistance from the Rules Committee:

Parking Violations – 17

Homeowner Lot Maintenance – 6

Trash Cans Left Out - 2

The Board reviewed the monthly drain cleaning report and common area lighting repair/replacement reports. Both companies are contracted on an annual basis to handle these items monthly. No action.

**NEXT MEETING**

Dark – July and August 2016

Regular Meeting, October 17, 2016 at 5:00 PM at the Palm Terrace Room

**ADJOURNMENT**

With no further business to be brought before the Board at this time, the meeting was adjourned at 6:03pm on a motion duly made and seconded.

**Respectfully submitted,  
Jasmine Meza  
Assistant Community Manager**

**APPROVED:**

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**Maggie Stern, Secretary**

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**Date**

Approved October 17, 2016