

**INDIAN PALMS COUNTRY CLUB HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS REGULAR MEETING MINUTES
October 16, 2018**

A regular meeting of the Board of Directors of the Indian Palms Country Club Homeowners Association was held on Tuesday, October 16, 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
Catherine Kelleher, Director

ALSO PRESENT

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

CALL TO ORDER

President Maggie Stern called the meeting to order at 5:00 p.m.
Introductions were made of the Community Manager and the Board of Directors.
Greg, Erik and Rafael attended the meeting from Vintage Landscape to answer questions.

HOMEOWNER FORUM

Homeowners commented on: Trash cans, landscape on 48, selling the Lifestyle Center, rules committee needs to do more inspections, website, night time security evaluation and communication with other HOA's. Ron Mahaffey was present and spoke a bit about security issues at his golf maintenance yard.

APPROVAL OF MINUTES

The Board reviewed the minutes of the September 18, 2018 meeting. *Motion to approve the September 18, 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 September 2018.

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

Motion to approve the Lifestyle Center September 2018 financial 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

Ms. Stern reported on:

- Street Slurry Project. The HOA is up-to-date on the tasks so far per the project manager. He will do a drive-thru inspection in December to see if any issues have arisen.

- New Satellite Pool Keys. New keys may be picked up at the LSC. Check the website for further information on this and other important issues. ipcca-hoa.com
- LSC News. The major projects are court maintenance and desert scape of the golf cart parking area by the pool. These projects are either completed or underway and will be completed by the end of the month. The Board, Management and the Committee are also making efforts to reduce unauthorized use by non-members – it is important to have your membership ID with you when using the facilities and to follow the guidelines for authorized guests.
- Exterior Landscape Maintenance. The Board and Management will be meeting with IPCA representatives to discuss this on 10/24/18.
- Thanksgiving/Christmas Season Overnight Parking Exemptions. The Board will be discussing this at tonight’s meeting – check the website for details.
- In the fall each year the Board predicts expenses and set dues for the following year to cover the anticipated expenses. This Board approved budget is then sent to homeowners by the end of November for the calendar year Jan 1, 2019 – Dec 31, 2019.
- Mr. Embury and myself to meet with Shelly from PPM to discuss the 2019 budget on November 1, 2018. The 2019 proposed budget will be presented to the Board at the November meeting for final approval.
- There are two basic types of expenditures:
 - Need-to-have (utility bills, landscape, basic repairs and maintenance, compliance with health department codes and other legal standards, insurance, professional property management, basic reserves for future needed expenses, basic security, etc.).
 - Nice-to-have (more LSC classes, improved reserve levels, increased maintenance of facilities, newer gym equipment, more courts or other venues, increased security, etc.).
- THE BOARD RARELY AUTHORIZES SPENDING THAT IS NOT INCLUDED IN THE BUDGET. The exceptions to this are to handle emergencies or other unexpected urgent needs.
- GOAL: Keep dues to a proper level to maintain the community in a way that preserves property values and promotes a good quality of life. Inadequate funding serves no one well and urgent “emergency” assessments or major dues increases should be avoided. At the same time, the Board wants to avoid dues that are too high. Striking the proper balance is the key.
- PARTICULAR ISSUES FOR 2019 BUDGET:
 - Mandated increase in the minimum wage – this particularly affects landscape expense and LSC staff costs. Landscape expense is about half of the total \$2.6 million annual budget, so the minimum wage increases will have substantial impact on the overall finances for next year. General inflation is somewhat higher as well.
 - Lake repairs and effect on reserves.
- A word on the LSC:
 - This is a major source of discretionary expenses.
 - The Board considers the many good suggestions for LSC improvements by consulting with the LSC Committee. This Committee is composed of representatives of the various LSC user groups (courts, gym, pool, etc.), as well as the LSC Director and a Board member from IPCCA. We encourage people to work through this Committee if they have ideas for LSC expenditures.
 - The Committee discusses the various improvement suggestions and ranks them in priority order. There are many ideas: Adding restroom facilities in the pool area, buying new nets for the courts, cleaning the courts more often, getting more or newer gym equipment, adding classes, increasing the golf cart parking

- area, trying to find a permanent solution for the land-locked/vehicle parking problem, to name just a few.
- The HOA obviously cannot do everything. The Board is very grateful to the Committee for their work in helping us decide what expenditures would be most worthwhile for the community. They have already provided the Board with their priority list for the 2019 budget, so new suggestions from here on out will most likely be considered for the 2020 budget.

COMMITTEE REPORTS

Rules Committee – Sandy Stewart commented on how the Board and Management are doing a good job on following up on violations.

Architectural/Landscape Committee – Karen Dorr reported, in September there were 11 applications total. 3 to change landscape, 1 for turf, 3 for new exterior paint, 3 were pools, spas & patios, 1 was general improvements and there were no denials or completions. Mrs. Dorr has contacted Tim from Behr paint regarding the Boards suggestions on the new paint colors. They are waiting to hear from him. The Board should consider approving the new colors at the next meeting.

Lakes – Management is currently scheduling a meeting with Bear Valley Waterfeatures to do a walk of the lakes proposed to do in 2019, with the Committee.

Lifestyle Center (LSC) Committee – Trish Lounsbury gave a report on their meeting last week. Most of their time was spent on spin bikes and new equipment. Mr. Embury passed out a document from Mel Elliott regarding the spin bikes. Ms. Stern asked Trish how many bikes there are, how many bikes can be in the room, how many people use them outside of spin. She said they can put a dozen bikes in there now, has seen less, but as people come back the classes will be full and people will be turned away. They currently have 15 bikes. Had a discussion about who can use the center. Perhaps look at time share and hotel costs to see if their share is favorable. There are a lot of people that come up and mix in quietly. That is not fair to the people that pay to use it. Management will be cracking down on who uses the center and checking for membership cards.

OLD BUSINESS

On Street Parking Suspension – Holidays – Discussed, reference letters on the website, specifically the one titled "IPCCA New Parking Rules Letter #2" as this outlines the holiday suspensions already approved by the Board. Management to let Patrol Masters know and post on the website.

Monitoring & Cameras – Satellite Pools – No action. Board has more homework to do. Review in connection with the budgeting process. Mrs. Stern explained what the Board is looking into which includes cameras and live monitoring of the two satellite pools.

NEW BUSINESS

Liens (4) - Motion to approve APN#'s 614-595-009, 614-591-012, 614-550-012, 614-550-050 made by Mrs. Botta, seconded by Mr. Embury, 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

November 13, 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 6:03 p.m. on a motion duly made and seconded.

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

APPROVED:



Sandy Stewart, Secretary

11.13.18

Date