

**INDIAN PALMS COUNTRY CLUB HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS REGULAR MEETING MINUTES
NOVEMBER 13, 2018**

A regular meeting of the Board of Directors of the Indian Palms Country Club Homeowners Association was held on Tuesday, November 13, 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.

HOMEOWNER FORUM

None

APPROVAL OF MINUTES

The Board reviewed the minutes of the October 16, 2018 meeting. *Motion to approve the October 16, 2018 minutes as presented made by Mr. Embury, seconded by Mrs. Botta, motion carried.*

FINANCIAL REPORT – Mr. Greg Embury

Maggie Stern, I and Shelly Ruegsegger of PPM had a meeting to discuss the proposed drafts for the 2019 IPCCCA & Lifestyle Center budgets recently. For the Lifestyle Center budget, there is a proposed increase of \$5.00 a month which will help support increasing wages, cost of living increases and an overall need to maintain a standard at the center for all members. The Lifestyle Center Committee was asked to create a list of "wants & needs" for future planning based on all activities at the center and the Board has taken this list into consideration for the 2019 budget. I'm recommending the Board approve this budget as presented.

For the IPCCCA Budget, two drafts were presented. There will be an increase overall for all owners but the amount will fluctuate dependent on the cost center you live in. Again, items driving the need for an increase are cost of living increases and common area/lot landscape maintenance. I'm recommending the Board approve draft #2 of the IPCCCA budget as presented. If draft #2 approved, I'd then like to entertain a motion to transfer \$300,000 from the operating account to the reserve account to cover the reserve analyst's recommended allocation to reserves for 2019.

The Board has been presented with the draft 2019 reserve studies to approve tonight. The IPCCCA study has us at 100.52% funded and the Lifestyle Center reserve study has us at 97.49% funded. Per PPM, compared to other HOAs in IPCC we are fiscally sound at this time in our reserves. In 2019, the Board hopes to start some common area lake rebuild/remodel work

among other items to improve the property overall. I recommend approval of both studies as they are presented tonight.

Just as a matter of information, our financial advisor, Steven Lerman from Wells Fargo Advisors, is projecting that we will most likely see about 90K in interest income for all our investment accounts in 2019.

The IPCCCA & Lifestyle Center approved budgets along with a reserve disclosure statement and other disclosures as described by civil code will be mailed out by PPM no later than November 15, 2018 to all homeowners.

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

Motion to approve the Lifestyle Center October 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

Hello to everyone. Greg has already covered many of the important issues we have worked on this month in his expanded Treasurer's Report. I just want to emphasize how pleased I am with the proposed budgets for next year. We have addressed several important goals:

- Bringing the LSC reserve level up to a high standard. This has been a several-year project, but I believe we have met this goal while maintaining good service standards and having relatively modest dues increases.
- Upgrading IPCCCA security. The new overnight parking restrictions and enforcement patrols discourage car prowls and other vandalism. We continue to replace old style mail boxes with newer ones that are vandal proof (at about \$1800/mail box). We have rekeyed the satellite pool gates and restrooms, and have also been able to budget for increased monitored camera security at the satellite and LSC pools (to be installed in 2019). The pools have experienced significant security problems in recent years.
- Lake Repair. We are in the process of making needed repairs to our lakes. This needs to be done because there are leaks and certain other construction defects which need to be addressed. Additionally, the average life expectancy of a lake is 15-20 years and we are at that point. Upgrading the lake infrastructure will significantly reduce future maintenance and utility costs. We also plan on having a landscape architect involved in this project. We want the lakes to be even more attractive than they are now when the work is finished.

Other Items

- Exterior Landscape. We had an excellent meeting with the IPCA Manager and Board on the possibility of IPCA taking over all maintenance responsibilities from IPCCCA of their exterior areas. Shelly Ruegsegger of PPM and Amy Gunderson of Desert Management are working on getting bids and other information about new plants, improved irrigation, and maintenance. We plan to meet with IPCA again when we have this information and hope to come to a mutually acceptable agreement on this issue. Both IPCA and IPCCCA feel working together on this is beneficial to the entire Indian Palms community.
- Map. At the suggestion of a homeowner, we are looking into having a professional map made of the IPCCCA HOA and the Indian Palms community. The new map would show common areas within our HOA and access points for residents to use when visiting these areas, identify resort property, show roads and gates, and so on. The existing map was

prepared several years ago by IPCA; we think an updated and more detailed map may be useful to our homeowners.

- Overnight Parking – Festival Weekends. We are considering handling this issue by selling overnight parking passes to those who have extra Festival weekend guests. If you are having guests (whether renters or family and friends) during Festival weekends and anticipate needing overnight street parking, you could purchase a special permit (or multiple permits) that would exempt a vehicle from towing. Details will be discussed at future regular Board meetings. This would be a way to recoup some of the extra security costs we all pay to handle so many additional people during this time, including wear and tear and vandalism of IPCCA property.
- Overnight Parking – Thanksgiving and Christmas. Reminder – there is an overnight parking restriction holiday for Thanksgiving and Christmas. Go to the website (ipcca-hoa.com) for details on specifics for this exemption.
- Unauthorized LSC Users. This is a problem and we ask our LSC members to help ensure only members and appropriate guests use the facility. As an example of increased costs we have because of extra people, we now must have pool filters cleaned weekly (vs. monthly) to handle dramatically increased particulates and suntan oils in the water – cause: increased usage. This raised our pool maintenance costs over \$10,000/year. It is not fair to the people who pay dues each month for freeloaders to use the facility – we are not a public park that everyone is entitled to use! The LSC is a small facility and is barely able to handle the volume of use we have from our members – think of all the complaints we have about waiting times for pickle ball and tennis courts!! Please help by not facilitating unauthorized use.

COMMITTEE REPORTS

Rules Committee – Pat Barnes commented on the meeting they recently had and the parking patrol has eliminated a lot of time needed on parking violations. Other issues are visible trash cans from the street and timeframe for placement, prohibited vehicles, trailers, RVs, boats, also landscape issues. Another issue is dogs tied up in front of an owner's garage. Unlicensed drivers in golf carts are an issue during the holidays so please help with this if you see it, only licensed drivers are allowed to operate carts. Per Mr. Embury the speed hump has been put in about a year and Pat Barnes says that it has helped. The cars still speed coming down the east end of Odlum.

Architectural/Landscape Committee – Karen Dorr reported in October there were 15 apps, 1 change landscape, 3 new ext paint, 4 new pools, patios, spas, 7 miscellaneous improvements, 5 denials, 0 completions.

Appeal – Barrymore – The Committee advised the Board regarding the details of the application and communications with the homeowners to the Board. *Motion to advise the owners to submit a new application and choose a color scheme and re-paint the home after the application is approved made by Mrs. Stewart, seconded by Mrs. Botta, motion carried.*

New Paint Schemes - *Motion to approve the new paint colors as presented by the Architectural Committee after working with Tim Hoss from Behr Paint made by Mrs. Stern, seconded by Mrs. Botta, motion carried.* Ms. Ruegsegger will provide instructions to access colors on the IPCCA website.

Lakes – Jim Dorr advised that lakes are moving along and he is working on specifications for bidding. Jim would like to see other homeowners help with this Committee. Don Bergh would like to be on the Committee.

Lifestyle Center (LSC) Committee – Trish Lounsbury gave a report on their meeting last week. There is a tennis clinic that is going very well. Helen had 10 Pickleball players come in that were not members. A suggestion would be to put the same locks as are on the pools on tennis courts and PB courts in order to get in with a membership card. Aqua ladies are saying that the DG for the parking is getting muddy from wet shoes. There were comments about fewer classes in summer and the need for more for full time working folks. There was a suggestion for horseshoes. Chair yoga class is going very well have members in wheelchairs coming in to try it.

OLD BUSINESS

Monitoring & Cameras – Satellite Pools – Ms. Stern advised the owners the Board approved the contract in the Executive meeting.

NEW BUSINESS

Liens (4) - Motion to approve APN#'s 614-540-024, 614-640-042, 614-630-033, 614-591-001 made by Mr. Embury, seconded by Mrs. Botta, motion carried.

2019 Reserve Studies – IPCCCA - Motion to approve the study for IPCCCA made by Mr. Embury, seconded by Mrs. Botta, motion carried. Lifestyle Center - Motion to approve the study for the Lifestyle Center made by Mr. Embury, seconded by Mrs. Botta, motion carried.

2019 Budget IPCCCA – Motion to approve the draft #2 budget as presented made by Mr. Embury, seconded by Mrs. Botta, motion carried.

2019 Budget Lifestyle Center – Motion to approve the draft budget with a \$5.00 a month increase as presented made by Mr. Embury, seconded by Mrs. Botta, motion carried.

Motion to approve transferring excessive operating funds for IPCCCA in the amount of \$300,000 to the IPCCCA reserve account made by Mr. Embury, seconded by Mrs. Botta, motion carried.

2018 Audit Proposal - IPCCCA - Motion to approve the proposal for the 2018 Audit made by Mr. Embury, seconded by Mrs. Botta, motion carried.

2018 Audit Proposal - LSC - Motion to approve the proposal for the 2018 Audit made by Mr. Embury, seconded by Mrs. Botta, motion carried.

CORRESPONDENCE

Lighting – Management to look into getting a consultant and reporting back to the Board.

MANAGEMENT REPORTS & OTHER

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

Annual Drain Cleaning Report & Lighting Report – None.

HOMEOWNERS FORUM #2

Parking passes for festivals and safe listing, could we get some money back from Vintage to clean the restrooms, pay for usage, recoup what they use, IWA flushing basin on Lewis, audit and lifestyle center needs to be sold.

NEXT MEETING DATE

Dark – December 2018

January 15, 2019, 5:00 pm at the PTR

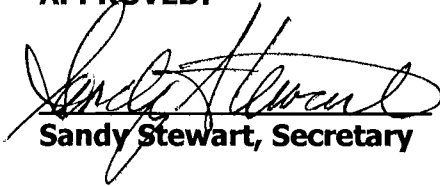
Annual Meeting – February 26, 2018, 3:00pm at the PTR

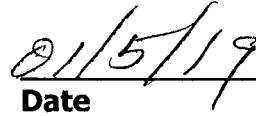
ADJOURNMENT

With no further business to be brought before the Board at this time, the meeting was adjourned at 6:23 p.m. on a motion duly made and seconded.

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

APPROVED:


Sandy Stewart, Secretary


Date