

**INDIAN PALMS COUNTRY CLUB HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS REGULAR MEETING MINUTES  
November 19, 2019**

A regular meeting of the Board of Directors of the Indian Palms Country Club Homeowners Association was held on Tuesday, November 19, 2019 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, Senior Community Manager and Caren Oliva, Assistant Community Manager representing Personalized Property Management and approximately 17 homeowners.

**CALL TO ORDER**

President, Maggie Stern called the meeting to order at 5:00 p.m. Introductions were made of the Community Manager, Assistant Manager and the Board of Directors.

**HOMEOWNER FORUM**

Comments were made regarding the following: street lights out (report to management), vacant lots, Yeager backs on to the park (Reflections) and the landscapers hacked the bushes this year. Per Ms. Ruegsegger, this year it was done on purpose for new growth. The contract calls for natural pruning but the bushes have been growing out of control, so time for a trim back to "start over". An owner asked for a specific prune job at her home and she will send an email to Ms. Ruegsegger. An owner commented that on Sherman drive, the golf course is spraying weed killer on their side of the fence and its killing multiple bushes on lots. Beatty Street wants clarification, lives on the 5<sup>th</sup> hole and her GC bushes are 4 foot tall and she has to clean the golf course debris all the time from her lot. Golf course told her to call Ms. Ruegsegger as Mr. Kong doesn't have time for this. The HOA should send a letter to Charlie Kong advocating for the homeowners. Monroe gate fountain not working. Again, a GC item and apparently the pump is broken. Per an owner, the quality of the golf course has deteriorated over the last 20 years. An owner asked if there were plans to do anything about the pigeons. Only thing on the books now is to power wash under all the street lights were there is feces and that will be done in December.

**APPROVAL OF MINUTES**

The board reviewed the minutes of the October 15, 2019 meeting. Motion to approve the October 15, 2019 minutes as presented made by Mrs. Kelleher, seconded by Mr. Embury, motion carried.

**FINANCIAL REPORT – Mr. Greg Embury:**

Financials IPCCCA & Lifestyle Center – October 2019. After review and discussion; Motion to approve the IPCCCA October 2019 financial as presented, made by Mr. Embury, seconded by Mrs. Botta, motion carried.

Motion to approve the Lifestyle Center October 2019 financial as presented made by Mr. Embury, seconded by Ms. Stewart, motion carried.

Full Financial Statements and GL Transaction Reports are emailed to the Board prior to the meeting by Ms. Ruegsegger. Mr. Embury reported there has been approximately \$400,000 spent this year from reserve expenditures to improve and maintain the facilities.

Investment Summary (Laddered CDs with Wells Fargo Advisors) – All CD's are up to date and invested according to the Board's policy.

### **TREASURER'S REPORT – Greg Embury:**

Maggie Stern-Board President, I, Greg Embury-Treasurer and Ms. Ruegsegger of PPM had a meeting to discuss the proposed draft budgets for the 2020 for the IPCCCA & Lifestyle Center (LSC). The draft budgets were then sent to each board member to examine and ask Mr. Embury any questions prior to this meeting.

For the Lifestyle Center 2020 Budget, we precluded there is no increase needed. After examining the 2019 costs, we are certain for 2020 the Board can work within the current budgeted numbers. The Lifestyle Center Committee has submitted their "wants & needs" for future planning for 2020-2022 and the Board has taken this list into consideration for the 2020 budget. After discussion, Motion made to accept the 2020 LSC budget as submitted, made by Mrs. Kelleher, seconded by Ms. Stewart, motion carried

For the IPCCCA 2020 Budget, there will be a small increase overall for all owners but the amount will fluctuate dependent on the cost center you live in. Items driving the need for an increase are cost of living increases, the reserve transfer and the common area and lot landscape maintenance contract with Vintage Landscape. Also, the cost of utilities is rising slightly. After discussion, Motion made to accept the 2020 Budget as submitted, made by Mr. Embury, seconded by Mrs. Botta, motion carried.

The Board has been presented with the draft 2020 Reserve Studies for IPCCCA and LSC as done by an independent reserve analyst, to approve tonight. The IPCCCA study has us at 97.58% funded and the LSC study at 107.77% funded. Per PPM, compared to other HOAs in IPCC (50% or under), we are fiscally sound in our reserves. In 2020, the Board hopes to start some lake remodel work among other items to improve the property overall. After discussion, Motion made to accept the IPCCCA & LSC 2020 Reserve Studies as submitted, made by Mrs. Botta, seconded by Mrs. Kelleher, motion carried.

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 30, 2019, to all homeowners.

### **PRESIDENTS REPORT - Maggie Stern:**

Thanks to all of you for coming to this meeting. This is our last meeting of 2019 - there is no December meeting – so I want to wish everyone a Happy Holiday season. Our next meeting will be January 21, 2020.

A few updates and comments:

- The exterior landscape project is progressing – our last areas are the 50<sup>th</sup> gate entrance and Monroe from 50<sup>th</sup> to the end of the LSC property. We will have a meeting soon with IPCCCA to discuss continuing maintenance arrangements after we finish the upgrade. Many thanks to Kitty Kelleher for all her work on this.

- We are close to having final plans for the Fields 3 lake area rebuild – we are only waiting for the electrical component to be determined. When the specs are completed we will get bids and will also have a town hall meeting with interested homeowners to show them what is planned.
- We have posted comments on our overnight street parking policy on the IPCCCA website ([ipcca-hoa.com](http://ipcca-hoa.com)). We want the community to understand the reasons for our rules. Please remember, the website is a great place to get information on street parking guidelines, including information on how to safe list vehicles for overnight parking passes. This might be important during the holidays when many of you have visitors. We plan similar street parking enforcement holidays as last year for the Thanksgiving and Christmas/New Year's periods. Details on parking enforcement seasonal changes can be found on the website.
- Various Lifestyle Center projects are underway or completed: Court resurfacing (bocce, tennis and pickle ball) is complete for this season. There is some minor tweaking to be done on Court 2 (pickle ball), but that has been postponed until next summer so that the court will be available for play during the high season. Regular maintenance on the pool is complete, and the aerobics room floor has been replaced and the room painted – it looks much better and we are glad to see the last of the old (splintery) wood floor. We will be discussing plans for the new pool area bathrooms in the regular meeting.
- As mentioned at the last meeting, the Board visited the new Gallery Homes site near Beatty to look at the common area, particularly the retention basin informally known as The Pit. The Board had several concerns with this basin, and these have been forwarded to the developers via a letter from our legal counsel. More on this as we get more information.
- Just a short word about our rules. They are for the good of the whole community and the goal is to have a safe and pleasant residential area for all residents. Some people like rules, some do not – there are plusses and minuses; but if you can't stand rules, you probably shouldn't be living in an HOA because HOAs have rules that homeowners agree to when they purchase their property. Visible trash in the front yard, excessive noise, barking dogs, and purple houses painted without approval, letting your dogs do their business on your neighbor's newly reseeded lawn, cars parked on the grass, etc. – these things are not fair to others and diminish property values for all. If you have a complaint, the best way to handle it is to email Caren at PPM ([caren@ppminternet.com](mailto:caren@ppminternet.com)). In the meantime, *please try to follow the rules yourself and make sure your guests and tenants do so as well.* The Rules, including a one-page summary suitable for giving to guests and tenants, are available on the website.

Thanks again and have a great Holiday season. See you next year.

### **COMMITTEE REPORTS**

Rules Committee – Mr. Barnes gave a report on the activity in October. Trash cans are one of the most common rules being violated. Mr. Barnes reported there were over 200 contacts and follow ups with Caren Oliva from PPM, over the summer. There have been issues with the bulk pick up items being left at the curb.

Architectural/Landscape Committee – Mrs. Gilmartin gave the report on activity for the month of October. Minutes are in the packet for reference. Beverly asked if there is anyone interested in joining the committee. Ms. Stern stated that the Arch/Landscape Committee does its best to make sure nothing is encroaching on any common area or another owner's property line. It is not their responsibility; their permission does not take away the owners responsibility from installing anything outside of their property lines. This is stated in the approval letter.

Lakes Committee – This report was covered in the President’s report above.

Facilities Committee – Mrs. Kelleher advised if you notice any street lights out, please send PPM an email or call them with the number on the pole and location and they will contact IID.

Lifestyle Center (LSC) Committee – Ms. Lounsbury reported the new flooring is complete. The committee would like to hold a Wellness Open House and invite all owners to come. There would be instructors there and the like to show them how to do the different sports, use the facilities and meet the staff. They will put out light snacks and drinks and would like to do this in January, would the board be ok with this? After discussion, Motion to support the open house being proposed with a budget not to exceed \$200.00, made by Mr. Embury, seconded by Mrs. Kelleher, motion carried. There is also a need for 3 bike racks at the center. Ms. Ruegsegger recommended moving the one down below by the parking lot.

Restroom Design – After discussion, Motion made to accept version 3 of the plans submitted by Mark Valentine and to add a drinking fountain on the outside of the building, made by Mrs. Kelleher, seconded by Ms. Stewart, motion carried.

LSC - Work Plan 2020-2022 – updated and included in the packet for the board from management and the committee.

### **OLD BUSINESS**

None

### **NEW BUSINESS**

Liens (8) - Motion to approve APN#'s 614-440-018, 614-640-047, 614-640-034, 614-550-073, 614-540-034, 614-593-006, 614-640-006, and 614-530-034 made by Mrs. Kelleher, seconded by Mr. Embury, motion carried.

### **CORRESPONDENCE**

The board reviewed the correspondence. No action.

### **MANAGEMENT REPORTS & OTHER**

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

Annual Drain Cleaning Report & Lighting Report – Reviewed, no action.

### **HOMEOWNERS FORUM #2**

An owner stated there is an issue with the street sign on Odium and McConnell Lane. The board said it does not belong to our HOA. An owner stated that the beautiful island at the end of Keitel has no access to it for the folks living in the area. The HOA is doing more research on it and see what if any can be done for access to include perhaps, a walking path from Burton to the island. An owner thanked the board for not closing down the pickle ball courts during the recent tournament.

### **NEXT MEETING DATE**

Dark – December 2019

Regular Meeting – January 21, 2020, 5:00pm at the PTR

### **ADJOURNMENT**

With no further business to be brought before the Board at this time, the meeting was adjourned at 6:12 p.m. on a motion duly made and seconded.

**Respectfully submitted,  
Caren Oliva  
Assistant Community Manager**

**APPROVED:**

A handwritten signature in black ink that reads "Sandy Stewart". The signature is written in a cursive, flowing style.

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**Sandy Stewart, Secretary**

**1.21.20**

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**Date**