

**INDIAN PALMS COUNTRY CLUB HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS REGULAR MEETING MINUTES
January 21, 2020**

A regular meeting of the Board of Directors of the Indian Palms Country Club Homeowners Association was held on Tuesday, January 21, 2020 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
Sandy Stewart, Secretary
Catherine Kelleher, Director

DIRECTORS ABSENT Greg Embury, Treasurer

ALSO PRESENT

Shelly Ruegsegger, Senior Community Manager and Caren Oliva, Assistant Community Manager representing Personalized Property Management and approximately 29 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.

There was a Notice of Default (NOD) approved in Executive Meeting Minutes dated 1.21.2020 for APN#614-420-025.

HOMEOWNER FORUM

Owner stated based on the threads on Next Door, owners have a lack of information which creates disinformation and bad perceptions. She feels the President report is very detailed and is suggesting the Presidents report be published on website right after each meeting. She also discussed the budget and the 2 years she has lived here the dues have increased. Per the president, the major increases are due to landscaping and other items as well which there will be a report in the president's summary later in the meeting.

Owner asked if the board can look at the cracks on his street. He lives on Maclaine and they are really bad. Ms. Ruegsegger stated the streets were just completed 2 years ago and cracks will reappear. Mr. Frank will send pictures for further examination.

Owner stated he read on Next Door that an association is transferring the outer perimeter care to one of the sub associations? Ms. Ruegsegger stated there are many entities that maintain the perimeter. Ms. Ruegsegger offered to meet with the owner after meeting to give an understanding of the exterior responsibilities and to explain the complexity of the many HOA's.

Ms. Stern introduced the candidates and noted 3 positions are open with 4 candidates running - Rod Garcia (he introduced himself to the owners), Kitty Kelleher, Sandy Stewart, Maggie Stern.

APPROVAL OF MINUTES

The board reviewed the minutes of the November 19, 2019 meeting. Motion to approve the November 19, 2019 minutes with one correction made by Mrs. Botta, seconded by Ms. Stewart, motion carried.

The board reviewed the minutes of the December 30, 2019 special meeting. Motion to approve the December 30, 2019 minutes as presented made by Ms. Stewart, seconded by Mrs. Botta, motion carried.

FINANCIAL REPORT – Ms. Ruegsegger:

Financials IPCCCA & Lifestyle Center – November/December 2019. After review and discussion; Motion to approve the IPCCCA November/December 2019 financial as presented made by Mrs. Botta, seconded by Ms. Stewart, motion carried.

Motion to approve the Lifestyle Center November/December 2019 financial as presented made by Mrs. Botta, 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.

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 – Shelly Ruegsegger

For the December 2019 month end, the bank balance in the IPCCCA Operating/check writing account was \$200,763.11 and the Wells Fargo Operating account was \$539,347.36. The IPCCCA Reserve account balance was \$3,904,053.29.

For the December 2019 month end, the bank balance in the Lifestyle Center Operating/check writing account is \$162,935.27. The Reserve account balance was \$241,629.72.

PRESIDENT'S REPORT

Thanks to all of you for coming. I want everyone to know the annual meeting will be held February 25, 2020, in the Palm Terrace room; ballots will begin to be counted at 3:00 pm (residents are welcome to come and observe this) and the regular meeting will begin at 5:00 pm. Our next regular Board meeting is on March 17, 2020, at 5:00 pm, the Palm Terrace Room. Please take the time to vote and attend the annual meeting. Encourage your IPCCCA friends and neighbors to vote and come to the annual meeting and regular Board meetings as well.

My update is a little long – we have not had a meeting for two months so there is a lot to report:

- We expect to hold a town hall meeting on the plans for the Fields 3 Lake rebuild soon – hopefully before the annual meeting in February. Everyone will receive a letter with details. This will be an opportunity to see what is planned and ask questions about the project. It will be during the day on a Saturday and we hope many people will be able to come.
- Check your mail carefully – important HOA information has been mailed or will be coming to you soon – rules, volunteer nomination forms, ballots, the budget, the annual meeting and lake meeting, etc. You can also check our website (ipcca-hoa.com) for information.
- We are continuing with the exterior landscape upgrade and are now converting the entrance area of the 50th gate to desertscape. This should make the gate entrance more attractive and reduce irrigation expense for that common area.
- We have updated the HOA Election Rules. This involved relatively minor changes to comply with new legal requirements. Check the website for detailed information on this.

- We have had two unexpected major repairs at the Lifestyle Center: The gas line to the pool was replaced after three leaks were discovered and the pool heater failed and had to be replaced. We have worked hard the last few years to raise our LSC reserves to adequate levels and I am happy to report we were able to make these emergency repairs without a financial problem. We also have sufficient reserves to begin updating some of the gym equipment in 2020. Certain machines, especially on the “white” weight side of the gym, are so old we can no longer get parts for them. We will be consulting our maintenance specialist to evaluate the present equipment and establish priorities for replacement. We are also considering various lease/purchase options. The new pool restroom project continues. I urge people to attend the LSC Open House in February to check out the facilities and activities offered – I am sure there will be more on this in the LSC Committee Report. The flyer for this event is on the back table.
- We have many seasonal residents in IPCCA and we value their input. In order to facilitate their participation, we are looking into ways for people who are not year-round residents to serve on the Board via electronic attendance at some of the meetings. We could really use some help on this from residents who have technical expertise. Please let us know if you would be willing to volunteer – contact information is on the website.
- This leads me to an associated goal for 2020 – we want to use social media (Facebook, Nextdoor, etc.) as proactively as possible to increase positive communication with our residents. People post a lot of questions about HOA matters (who handles what on exterior landscape, what HOA am I in, what type of security are the gate people responsible for, how do I get an overnight street parking pass, who do I contact with a particular issue, etc.). We want to respond with helpful and accurate answers to these inquiries and also let people know other important HOA information in a timely manner. Snail mail is not always the best or only way, especially for our absentee owners. Again, volunteers are needed to work with us with this.
- Unfortunately, HOA dues rose this year because of increased expenses. The major reason for this is the increase in the minimum wage, which went from \$12 to \$13/hour. This affected landscape costs dramatically and landscape costs are about 80% of our expenses. Further increases will continue as California has mandated a \$15/hour minimum wage by 2023. We also approved a 2-week trim rotation for shrubs year-round. We tried a 3-week rotation for several months last year and there were a lot of problems. There were other expense increases as well: We had to raise our budget for utility costs \$9000/year. Last year’s reserve budget was only \$1000/month because we were able to transfer \$300,000 in excess operating funds to reserves. This year we must go back to funding the reserve account from current revenue – an increase of about \$19,000/month. **Our goal is to keep the dues as low as possible while funding services we must have to maintain property values and ensure a safe and pleasant community. We also want to avoid unexpected and dramatic monthly increases and/or emergency assessments.** HOA dues actually decreased by about \$5/month last year, but LSC dues rose about that same amount, so they netted out for the majority of our homeowners who pay for LSC membership through their HOA dues. LSC dues remain the same this year. Sadly, inflation and the consequent increase in expenses cannot be avoided.

COMMITTEE REPORTS

Rules Committee – Mr. Barnes gave a report on the activity in November/December. The committee did a walk around the Lennar Lake and noted the common grounds are not accessible. Speed bump signs were placed throughout the community. There have been 250 emails between committee and management/Caren on rule violations in one month. Trash cans are one of the most common rules being violated. Mr. Barnes noted holiday decorations need to be down by the 15th. Mr. Barnes said the rules committee was accused of being cowards for not approaching houses with violations. The rules committee is here to report the

violations and give the information to PPM. There is an open position for the rules committee if anyone is interested, contact me or Caren.

Trash Can Labels – Trash can label with sticky back ground which states the trash cans rules. To be used by the Rules committee for trash cans violations. After review, Motion to accept the proposal not to exceed \$850 to print 1000 trash can labels, consult with the rules committee on the language, made by Ms. Stewart seconded by Mrs. Botta motion carried

Architectural/Landscape Committee – Mrs. Dorr gave the report on activity for year. Total of 112 applications submitted for review. Minutes are in the packet for reference.

Lakes Committee – None

Facilities Committee – None

Lifestyle Center (LSC) Committee – Ms. Lounsbury reported on the upcoming fitness fair. The pool area restroom design is almost ready to go out to bid.

Application for PB Committee Rep – After discussion, Motion to accept the application submitted by Matt Cutugno to be on the LSC committee as the pickle ball representative made by Mrs. Botta, seconded by Ms. Stewart, motion carried.

Men's Room Storage Closet Proposals – Two proposals received from PPM. After review, Motion to accept the proposal submitted by Mark Dees in the amount of \$875 to install a closet in the men's bathroom at the LSC made by Mrs. Botta, seconded by Ms. Stewart, motion carried.

Request for Weights/From an Instructor – The board was in agreement to have the request referred to the LSC committee for their evaluation and recommendation. Owner commented that there is a need for more weights.

OLD BUSINESS

None

NEW BUSINESS

Liens (1) - Motion to approve APN# 614-221-013 made by Mrs. Botta, seconded by Ms. Stewart, motion carried.

2020-2021 Insurance Renewal – Motion to approve 2020-2021 Insurance Renewal as submitted made by Mrs. Botta, seconded by Ms. Stewart, motion carried.

Note: The property and liability policy went up this year due to the board's request after receiving information from Ms. Ruegsegger, on the exposure due to the LSC.

CORRESPONDENCE

The board reviewed the correspondence. No action.

Carolyn Campbell – Would like to see some waste stations in the common areas. No action at this time.

Owner does not like looking at the wrought iron fence of the new homes Gallery put up across the green from her. She lives on Wayne Street and requests the HOA to cover with wrought iron with hedges. Once Gallery is all finished the board will revisit.

MANAGEMENT REPORTS & OTHER

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

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

HOMEOWNERS FORUM #2

Owner commented that other owners are not picking up after their dogs. Elke Botta asked owners to fill out the survey that was created by Mike Botta regarding the resort and to return to Mr. Botta.

NEXT MEETING DATE


Annual Meeting – February 25, 2020, 5:00 pm at the PTR
Regular Meeting – March 17, 2020, 5:00 pm at the PTR (Was canceled due to COVID)

ADJOURNMENT

With no further business to be brought before the Board at this time, the meeting was adjourned at 6:15 p.m. on a motion duly made and seconded.

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

APPROVED:



Sandy Stewart, Secretary

5.19.20

Date