

**INDIAN PALMS COUNTRY CLUB HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS REGULAR MEETING MINUTES
MAY 19, 2020**

A regular meeting of the Board of Directors of the Indian Palms Country Club Homeowners Association was held on Tuesday, May 19, 2020 at 5:00 pm via Zoom Video Conferencing. 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
Greg Embury, Treasurer
Rod Garcia, Director

ALSO PRESENT

Shelly Ruegsegger, Senior Community Manager and Caren Oliva Assistant Community Manager representing Personalized Property Management
Approximately 16 homeowners.

CALL TO ORDER

President, Maggie Stern called the meeting to order at 5:01 p.m.

There were Notice of Default (NOD's) approved in the Executive Meeting Minutes dated 4/23/2020 for APN#'s 614-550-073, 614-640-034, 614-560-007, 614-530-009

APPROVAL OF MINUTES

The board reviewed the minutes of the January 21, 2020 meeting. Motion to approve the January 21, 2020 minutes with one correction made by Mrs. Botta, seconded by Ms. Stewart, motion carried.

FINANCIAL REPORT – Mr. Embury

Financials IPCCCA & Lifestyle Center – January, February, March and April 2020. After review and discussion; Motion to approve the IPCCCA January, February, March and April financials as presented made by Mrs. Botta, seconded by Mr. Garcia, motion carried.

Motion to approve the Lifestyle Center January, February, March and April 2020 financials as presented made by Ms. Stewart, seconded by Mrs. Botta, 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 – Mr. Embury

For the April 2020 month end, the bank balance in the IPCCCA Operating account was \$214,003.22 and the Wells Fargo Operating account was \$640,730.88. The IPCCCA Reserve account balance was \$3,940,007.64. Total assets: \$4,794,741.74.

For the April 2020 month end, the bank balance in the Lifestyle Center Operating account was \$172,065.19. The Reserve account balance was \$281,404.06. Total assets: \$453,469.25.

PRESIDENT'S REPORT – Ms. Stern

Welcome to all who are attending this Board meeting electronically. The Board has held various teleconference emergency and executive meetings to deal with ongoing HOA business and the pandemic. There are President's Reports and Management Notices on the website (ipcca-hoa.com, ipcca-lsc.com) which summarize developments (status of Lifestyle Center (LSC) facilities, emergency rules, HOA contracts and business plans, etc.). We will continue to post this information as promptly as possible – please check the sites for the latest information. We plan to monitor developments and will make appropriate changes as conditions warrant. Also, go to the Documents tab at the top of the first page of the IPCCA website, click that and it will take you to that page where you will see Board Meeting Minutes which contain a great deal of information for you to read.

We are having a relatively short business meeting today. Many issues have been taken care of in the emergency and executive meetings mentioned above and we also want to leave plenty of time for the Homeowners Forum – it has been a while since we had one and the Board is anxious to know what our residents' concerns are.

There are technical limitations on how we need to conduct this meeting and how to participate from home. We will only have audio for the Board, PPM participants, and Committee chairs during the business part of the meeting, but we will open up audio to homeowners during the Homeowners' Forum. Shelly will be giving us information on these procedures so that we can make the most of this meeting.

Thanks to everyone for their support and cooperation during this unusual time. I understand things are going reasonably well at the courts and pools, although we have had some complaints from members who are uncomfortable when others are present who do not wear face coverings, keep appropriate social distance, and so on. WE WANT ANY MEMBERS OR STAFF WHO FEEL UNCOMFORTABLE OR UNSAFE TO LEAVE THE AREA RIGHT AWAY. Advise management later of your concerns and we will do what we can to rectify the problem. We do not expect anyone to have face-to-face confrontations with those who are not following health guidelines – it may be unsafe. If members want to ask others to follow the protocols, it is up to them – however, staff has been instructed not to "police" behavior in this regard and to stay a safe distance from members as they choose. I want to remind everyone they need to take responsibility for their own health and safety and respect the rights of others – sanitize anything you plan to touch when you arrive and anything you have touched when you leave, wear a face covering if practical to protect others, keep at least 6 feet apart, wash hands with soap and water, etc. We have many elderly residents and people with compromised health conditions – please do whatever you can to ensure the health and safety of yourself and others.

There have been some inquiries about possibly "refunding" LSC dues in light of the recent closures. Please know we are continuing to monitor the financials for the LSC. Check the President's Report dated 4/23/2020 on ipcca-hoa.com for comments on this issue. Remember that most LSC expenses continue whether we are open or not (utilities, insurance, landscaping, accounting, taxes, legal, maintenance, property management, etc.). The LSC is not a for-profit operation where the users are customers purchasing certain specified services. Members, for the most part, are the owners of the LSC who get to use the facility. If dues are returned, owners are paying themselves with their own funds. (Certain short-term fee members are somewhat different.) We will continue to consider the question of dues refunds as the effects of the virus on the LSC become clearer.

A few business notes:

- We expect the Fields 3 Lake repair and rebuild to begin this summer.
- We are continuing to develop the mobile app & a new more modern website for IPCCA. Thank you Lynn Bremner and Joanie Thomson.
- We expect IPCA to begin handling maintenance of IPCCA exterior areas starting June 1, 2020, and look forward to coordinating with them on this issue.
- We will do our usual "summer maintenance" projects (painting walls and utility boxes, checking roofs, etc.) – check the website for details on this as specific projects are planned.
- The bidding process for the LSC pool bathroom continues.

HOMEOWNER FORUM

Rick & Judy Lee – Chaplin – Will the board consider some improvement to the retention pond behind their house, on Beatty close to Chaplin (the pit). Many of the areas have color and this area does not. Perhaps some palm trees in the flat areas also. Ms. Ruegsegger stated the board will take it under advisement, unfortunately could be a problem now because of the weather, too hot to plant.

Cheryl Craig – Barrymore - Hope the board will continue zoom meetings even if we ever go back to in person.

Trish Lounsbury – Barrymore - Would like an introduction from Rod Garcia, a bit about himself. Trish commented that she is dismayed at the opinion of the Board on wearing a mask or not at the LSC.

Homeowner stated she has been using the pool since it opened and everyone has been social distancing, she thanked the board for opening the pool. Is in total agreement about the comments on the "pit". Her property butts up to the golf course and they don't maintain the property. Golf course is doing nothing to maintain the aesthetics of Indian Palms. Doesn't understand who is responsible for what area. She also stated that what is posted on the website about Burtec is not accurate.

Allen Collins – Redford - Owner wanted to purchase some of the old weights if the board buys new ones.

Homeowner thanked the board for opening the pool and suggested hand dispenser or some kind of sanitize outside the gate as you go into the pool area.

COMMITTEE REPORTS

Rules Committee – Ms. Stewart advised the rules committee met on March 7th, and at that meeting Pat Barnes resigned. Looking for volunteers to be on the committee.

Architectural/Landscape Committee – Mrs. Gilmartin gave the report on activity for January, February, March and April 2020.

Plantings on Wayne Street – Along the strip of common area the owner planted a large hedge outside his/her property for privacy. It was stated the HOA can't give common area to anyone. Apparently this was approved but wasn't investigated thoroughly. Who is to be reporting landscaping issues? The rules committee is to report these violations but the architectural committee helps too. Of course, owners not on committees should report to management too.

Lakes Committee – The board has approved Fields 3 to start demo July 1, 2020 and rebuild with some new landscaping.

Facilities Committee – Ms. Ruegsegger stated if you see anything needing maintenance send her an email.

Communications Committee – Motion to accept the new communications committee with Maggie, Shelly, Lynn and Joni, made by Mrs. Botta, seconded by Ms. Stewart, motion carried.

Motion to adopt the Mission and Vision Statement for the HOA made by Mrs. Botta, seconded by Ms. Stewart, motion carried.

Lifestyle Center (LSC) Committee – Ms. Ruegsegger reported on the requests from the LSC. Improvements now would be to install new TV's and new weights. Peloton for working out as an owner on your own will be discussed at the next LSC committee meeting. The board asked Shelly to get costs for new TV's for the center.

Consider application to allow Beverly Gilmartin to be the aquatics representative on the LSC committee. Motion to approve made by Mr. Embury, seconded by Mrs. Botta, motion carried.

OLD BUSINESS

Moko App Agreement - After discussion, Motion made to approve the letter of agreement with Moko to design the new IPCCCA HOA app made by Mrs. Botta, seconded by Ms. Stewart, motion carried.

New Website Logo – After discussion, Motion to accept the palm trees swaying as the new IPCCCA logo, made by Mr. Embury, seconded by Mrs. Botta, motion carried.

New Business

Liens - APN #'s 614-530-034, 614,420,017, 614-591-001, 614-330-087, 614-520-080, 614-260-032, 614-510-048, 614-440-018, 614-591-013, 614-640-054. Motion made to approve by Mrs. Botta, seconded by Ms. Stewart, motion carried.

CORRESPONDENCE

Email from Mitchell Path – Asking if the Board will let up on the street parking during the pandemic. The board was all in agreement to keep the parking rules in place as is.

Ms. Stewart requested a stop sign and stop bars on Pacino – Motion to approve not to exceed \$1500, made by Ms. Stern, seconded by Mrs. Botta, motion carried.

Bob Klink – The wind blows recycling trash around and wants communication on guidelines on what to do about this. There was discussion on having something on the website about the wind and to please try and put heavy items on top.

MANAGEMENT REPORTS & OTHER

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

HOMEOWNERS FORUM #2

Trish Lounsbury – Barrymore – She stated they will not continue with the LSC committee meetings as they do not think it is necessary at this time.

NEXT MEETING DATE

Regular Meeting – June 16, 2020, 5:00 pm – Via Zoom Video Conferencing

July and August – Dark

September 15, 2020, 5:00 pm – Via Zoom Video Conferencing

ADJOURNMENT


With no further business to be brought before the Board at this time, the meeting was adjourned at 6:38 p.m. on a motion duly made and seconded.

Respectfully submitted,

Caren Oliva

Assistant Community Manager

APPROVED:



Sandy Stewart, Secretary

6.16.20

Date