

**INDIAN PALMS COUNTRY CLUB HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTORS REGULAR MEETING MINUTES**  
**June 16, 2020**

A regular meeting of the Board of Directors of the Indian Palms Country Club Homeowners Association was held on Tuesday, June 16, 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.

**APPROVAL OF MINUTES**  
The board reviewed the minutes of the May 19, 2020 meeting. *Motion to approve the May 19, 2020 minutes as submitted made by Ms. Stewart, seconded by Mrs. Botta, motion carried.*

**HOMEOWNER FORUM**  
Will there be a place to pay HOA dues online? You may be able to through the mobile app that is in the works and should be ready in a couple months.

Matt Cutugno – Short term rentals do not care for the community. Speeding, pools being trashed; could not see the bottom of the pool on Monday morning. Could the pools be cleaned on a Sunday morning. Is there a way to address the issue of STR's, can these owners be fined.

Cheryl Craig – There were many fireworks/gunshots recently.

Karen/Sherry Conrad – She received the letter about the Field's 3 remodel project – Ms. Ruegsegger will email her the full package and advised it is on the website.

**FINANCIAL REPORT – Mr. Embury**  
Financials IPCCCA & Lifestyle Center – May 2020 - After review and discussion; *Motion to approve the IPCCCA May 2020 financials as presented made by Mrs. Botta, seconded by Ms. Stewart, motion carried.*

*Motion to approve the Lifestyle Center May 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 – Ms. Ruegsegger**

For the May 2020 month end, the bank balance in the IPCCCA Operating account was \$231,966.82 and the Wells Fargo Operating account was \$640,671.03. The IPCCCA Reserve account balance was \$3,315,365. Total assets: \$4,821,978.72.

For the May 2020 month end, the bank balance in the Lifestyle Center Operating account was \$185,777.60. The Reserve account balance was \$291,110.76. Total assets: \$478,889.36.

### **PRESIDENT'S REPORT – Ms. Stern**

Ms. Stern summarized the executive session meeting. There was approval to authorize obtaining grading plans for the new bathroom at the Lifestyle Center so the board can have complete plans, and go out to bid. The board discussed personnel issues and the LSC center opening plans. Some issues with improper use of the spa and pool areas, looking into security options. Meetings will be dark for July and August and the next meeting is September 15<sup>th</sup>. The fields 3 remodel letter was mailed out to the owners with the construction plans and landscape plans.

### **COMMITTEE REPORTS**

Rules Committee – Ms. Stewart advised that Marcella has applied to be on the rules committee, Marcella has finance and management back ground, has live here for about a year and would like to give back to the community. Motion made to accept Marcella Clouser to the rules committee, made by Ms. Stewart, seconded Mrs. Botta, motion carried.

Architectural/Landscape Committee – Mrs. Gilmartin gave the report on activity for May 2020.

Appeal – 82743 Matthau – Paint application dated 12/18/17 on house painting, he stated he used the BEHR website, which was not in use yet to pick his colors. He stated no guidelines were on file and that is not true. Stated he was approved in December but doesn't have the proof. He resubmitted application 5.5.2020. Requirement to submit color chips, Board denies current application and would like a new application submitted with the current color chips.

Appeal – 49617 Wayne - They would like to plant in the common area behind their home to shield the new homes being built by Gallery Homes. Does the board want to give him a variance? A house down the common area in the same area, planted into the common area about a foot for the same reason. We do not have the ability to give away common area. There is room inside the fence to plant bushes but he wants to plant outside. Deny request until the homes are completed and the board may decide to plant in the common area. If wants privacy he has to plant within his property line.

Lakes Committee – None

Facilities Committee – Ms. Ruegsegger will work on summer projects and advise at next meeting.

Communications Committee – The new website launched on June 10<sup>th</sup> – ipcca-hoa.com. The mobile app will follow shortly. A big thank you to Lynn Bremner for all her assistance to the committee, board and PPM.

LSC Committee – Last HOA meeting there was discussion about the courts. The fence needs to be raised up 15 feet between court 2 & 3. Helen is checking into the Peloton workout program for the use of members in the aerobics when the center opens.

TVs for the LSC – Motion to approve the purchase of one 55" TV for the aerobics room and 4 – 32" TV's for the gym room, with mounting brackets at a cost not to exceed \$3000, made by Mrs. Botta, seconded by Ms. Stewart, motion carried.

### **OLD BUSINESS**

None

### **NEW BUSINESS**

Motion made to accept the 2021 Reserve Study proposal for Level 3, for IPCCCA & LSC made by Ms. Stewart, seconded by Mrs. Botta, motion carried.

### **CORRESPONDENCE**

None

### **MANAGEMENT REPORTS & OTHER**

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

### **HOMEOWNERS FORUM #2**

Karen Brown – Is the board in a position to let the owners know when the opening of the gym will be. Do not see any issues at the LSC pool. There are issues with the satellite pools.

Pat Barnes – There was discussion on the impact of the golf school.

Alan Collins – Think about the positioning of the TV in the aerobics room, the window coverings are not dark enough to block out the glare if you put it on the west wall. When will we get the new dumbbells for the gym. Motion not to exceed \$1200 to purchase new dumbbells, made by Mrs. Botta, seconded by Ms. Stewart, motion carried.

Marcella Clouser – Has there ever been any talk or thought about putting benches around the lake areas.

### **NEXT MEETING DATE**

July and August – Dark

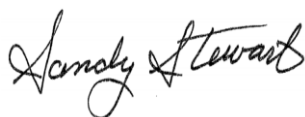
September 15, 2020, 5:00 pm – Via Zoom Video Conferencing

### **ADJOURNMENT**

With no further business to be brought before the Board at this time, the meeting was adjourned at 6:20 p.m. on a motion duly made and seconded.

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

### **APPROVED:**



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**Sandy Stewart, Secretary**

**9.15.20**

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**Date**