

INDIAN PALMS COUNTRY CLUB HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS REGULAR MEETING MINUTES
September 15th, 2020

A regular meeting of the Board of Directors of the Indian Palms Country Club Homeowners Association was held on Tuesday, September 15th, 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 | Personalized Property Management
Caren Oliva Assistant Community Manager | Personalized Property Management
Approximately 35 homeowners.

CALL TO ORDER

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

HOMEOWNER FORUM #1

Mike – concerned with reports on Next Door about a reported home invasion, what is the plan to try and address the security concerns?

Carlos – Asked if there are plans to spruce up the entry? Ms. Ruegsegger advised the entry island and surrounding areas are the responsibility of the golf course, not HOA property.

Trish – Would like the board to consider adding an additional satellite pool.

Fred Seminara – Would like the board to address owners to wear masks in and around the subdivision when outdoors. The city/county has continued to report high cases of COVID-19.

Theresa – Upset by neighbor who put a tree in which has blocked her view of the mountains.

Ms. Ruegsegger advised Ms. Barry to contact Caren at PPM to assist.

Mike – working with the IPCA and a committee regarding additional security, will create a group in WHATS APP and in real time, if someone spots something, you can notify the group by sending alert to all participants on the APP.

Marcella - Wondering what is the right protocol for a tenant to use the pool? Do they need to be registered? Sent a letter? Does not think this is happening, satellite pools are being overrun. Also, asked about everyone using burtec and getting the matching trash cans.

Steve – Thank you to the board for providing the additional security at the pools as it is working.

APPROVAL OF MINUTES

The board reviewed the minutes of the June 16, 2020 meeting. *Motion to approve the June 16, 2020 minutes as submitted made by Mrs. Botta, seconded by Ms. Stewart, motion carried.*

TREASURER'S REPORT – Mr. Embury

For the August 2020 month end, the bank balance in the IPCCCA Operating account was \$310,895.30 and the Wells Fargo Operating account was \$642,246.67. The IPCCCA Reserve account balance was \$2,641,496.10. Total assets: \$4,615,768.40.

For the August 2020 month end, the bank balance in the Lifestyle Center Operating account was \$191,095.26. The Reserve account balance was \$303,727.56. Total assets: \$538,797.82.

Financials for IPCCA – June - August 2020 - After review and discussion; *Motion to approve the IPCCA June, July, and August 2020 financials as presented by PPM made by Mr. Embury, seconded by Mrs. Botta, motion carried.*

Financials for Lifestyle Center – June - August 2020 – After review and discussion; *Motion to approve the Lifestyle Center June-August 2020 financials as presented by PPM made by Mr. Embury, 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. Mr. Embury stated Ms. Ruegsegger does a great job keeping them informed and to assure investments are invested upon maturity and earning interest.

PRESIDENT'S REPORT – Ms. Stern

Ms. Stern summarized the executive session meeting. The board discussed legal issues, rules enforcement, and security. The board will be developing some new policies and procedures for rule enforcement and the specifics will be posted on the website.

COMMITTEE REPORTS

Rules Committee – Ms. Stewart noted that Indio has all sorts of ways to report STR issues. Suggested to link the City of Indio to the IPCCA website for reference.

Architectural/Landscape Committee – Mrs. Gilmartin reported on the applications approved for the months of July and August. Minutes are in the packet for reference.

Lakes Committee – No report.

Facilities Committee – Summer Projects List – Ms. Ruegsegger will post the summer projects on the website shortly that are complete or still in process.

Communications Committee – Lynn Bremner reported on the new app launched in August 2020. It can be downloaded in the iTunes or Google play stores by searching Indian Palms. The logo is orange.

LSC Committee – Trish Lounsbury gave the LSC report on the items that have been accomplished.

- a) Proposal in packet for a new DVR for the cameras – After much discussion, Ms. Ruegsegger to obtain an additional bid. See discussion on satellite pool cameras.

OLD BUSINESS

- a) Ratify Proposals (work done or in progress over summer):
- i. LSC New Gate at Court 1 – Motion to approve the estimate from Courtmaster Sports to install a new gate at court 1, not to exceed \$1,200.00, made by Mr. Embury seconded by Mrs. Botta, motion carried.
 - ii. LSC Convert Court 1 into a Pickleball Court – Motion to approve the estimate from Courtmaster Sports to convert court 1 into a pickleball court, not to exceed \$8,500.00, made by Mr. Embury seconded by Mrs. Botta, motion carried.
 - iii. LSC Pool/Spa Salt Cells – Motion to approve estimate from Laguna Falls Pools to replace 4 salt cells in the pool and spa, not to exceed \$2,635.00, made by Mr. Embury seconded by Mrs. Botta, motion carried.
 - iv. LSC Pool Paint Interior Wall and Wrought Iron Fence – Motion to approve estimate from F & F Construction, Inc. to paint the pool area interior wall and fencing, not to exceed \$4,750.00, made by Mr. Embury seconded by Mrs. Botta, motion carried.
 - v. LSC Remove Dirt and Plant Shrubs and DG around cart path and at south end of gym building – Motion to approve the estimate from Vintage Landscape to remove turf and install DG and shrubs, not to exceed \$17,539.26 with an approximate \$13,800.00 rebate from Indio Water Authority, made by Mr. Embury seconded by Mrs. Botta, motion carried.
 - vi. Security Rover at all 3 Pools – Motion to approve the estimate from Patrol Masters to add roving patrol at all 3 association pools (2 satellite and LSC), not to exceed \$980 per week per pool, made by Mr. Embury seconded by Mrs. Botta, motion carried.
- b) Discussion on Cameras at the Satellite Pools – There was much discussion; no decision was made at this time, pending Ms. Ruegsegger to obtain additional bids. Ms. Ruegsegger also research cameras that can record to a cloud, not a hard drive. Need to figure out how to get a wifi signal to the pools.

NEW BUSINESS

Liens (11) – Motion to approve the following liens made by Ms. Stewart, seconded by Mrs. Botta, motion carried.

APN# 614-520-016, APN# 614-640-006, APN# 614-586-007, APN# 614-550-012, APN# 614-430-005, APN# 614-440-012, APN# 614-260-032, APN# 614-520-080, APN# 614-520-082, APN# 614-820-085, APN# 614-510-060

CORRESPONDENCE

The board reviewed the correspondence. No action.

IP 1 Parking agreement – Pending review by IP 1's attorney per an email from an IP 1 board member to Shelly.

Trish Lounsbury – Request for speed bumps/humps, temporary signs or similar to try and control the speeding issues.

Rick Lee – In the fall would like to see "the pit" improved with landscaping. Ms. Ruegsegger will obtain a plan/upgrade from Vintage Outdoors.

MANAGEMENT REPORTS & OTHER

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

HOMEOWNERS FORUM #2

Items brought up were: Owners are false advertising their STR's, who is responsible for the exterior north corner, maybe the board can meet with the LSC committee to better explain and give information to them to help with approving decisions down the road.

NEXT MEETING DATE

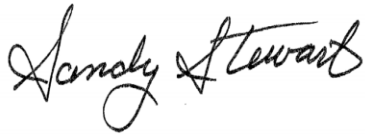
October 20th, 2020, 5:00 pm – Via Zoom Video Conferencing

ADJOURNMENT

With no further business to be brought before the Board at this time, the meeting was adjourned at 6:58 p.m. on a motion duly made and seconded.

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

APPROVED:



Sandy Stewart, Secretary

10.20.20

Date