

**INDIAN PALMS COUNTRY CLUB HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS REGULAR MEETING MINUTES
October 20, 2020**

A regular meeting of the Board of Directors of the Indian Palms Country Club Homeowners Association was held on Tuesday, October 20, 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
Approximately 28 homeowners.

CALL TO ORDER
President, Maggie Stern called the meeting to order at 5:00 p.m.

HOMEOWNER FORUM #1
None, however Ms. Stern advised there will be a 2nd homeowner forum at the end of the meeting for questions or comments.

APPROVAL OF MINUTES
The Board reviewed the minutes of the September 15, 2020 Regular Meeting – Motion to approve the meeting minutes from September 15, 2020 as presented made Mrs. Botta, seconded by Ms. Stewart, motion carried.

The Board reviewed the minutes of the October 2, 2020 Regular Meeting – Motion to approve the meeting minutes from October 2, 2020 as presented made by Mrs. Botta, seconded by Mr. Garcia, motion carried.

FINANCIAL REPORT – Mr. Embury
For the September 2020 month end, the bank balance in the IPCCCA Operating account was \$217,799.51 and the Wells Fargo Operating account was \$742,262.71. The IPCCCA Reserve account balance was \$3,660,123.86. Total assets: \$4,620,186.08.

For the September 2020 month end, the bank balance in the Lifestyle Center Operating account was \$242,969.72. The Reserve account balance was \$313,728.04. Total assets: \$556,697.76.

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

Financials for Lifestyle Center – September 2020 – After review and discussion; Motion to approve the Lifestyle Center September 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 – Wells Fargo Advisors – The Board reviewed the investment summary, no action. All CD's are invested at the best interest rate at the time of purchase and are laddered per the board's investment policy.

PRESIDENT'S REPORT – Ms. Stern

Ms. Stern summarized the executive session meeting. The Board discussed legal issues, delinquent accounts, contracts, and violations.

There were five (5) Notice of Defaults (NOD) approved in the Executive Meeting Minutes dated October, 20, 2020 for the following: APN#'s 614,420-017, 614-530-034, 614-591-001, 614-640-054, and 614-510-048.

COMMITTEE REPORTS

1. Architectural & Landscape Committee – No members in attendance. Ms. Ruegsegger gave a synopsis of their latest meeting minutes in the board packet.
2. Lakes Committee – Ms. Stern updated on the Fields 3 lake rebuild project. There is a delay due to some unforeseen issues but all involved are working as fast as possible to complete their specific projects.
3. Facilities & Maintenance Committee – Ms. Ruegsegger stated one of the future projects is to paint the red street curbs and the green utility boxes. Homeowners if you see anything that needs repair or suggested replacement, always contact PPM.
4. Communications Committee – Website and app are up and running. Be sure to sign up for both and if you need assistance, contact Nick Evans at PPM.
5. Lifestyle Center Committee – The committee discussed the need for a "walk up window" for when the gym is closed to inside traffic. Get bids. The committee met with Mel & Aaron to discuss outside classes and the board decided only aqua and outside gym equipment check out will be allowed for now. Matt Cutugno to look into netting to put between court 2 & 3 versus fencing.

OLD BUSINESS

Freeman Common Area – This CA was recently turned over to the board and they are not happy with the appearance as are some owners who live around it. The board asked PPM to get a bid from Vintage to get it up to par with the look of the other common areas.

NEW BUSINESS

Liens (3) – Motion to approve lien APN#s 614-540-070, 614-580-028 and 614-460-023, made by Mr. Embury, seconded by Mrs. Botta, motion carried.

2021 Budgets – IPCCCA & Lifestyle Center:

IPCCCA – After discussion, Motion made to approve the IPCCCA 2021 Budget with no increase, made by Mr. Embury, seconded by Mrs. Botta, motion carried. The new homes being built from Gallery Homes has helped with additional revenue.

Lifestyle Center – After discussion, Motion made to approve the LSC 2021 Budget with no increase, made by Mr. Embury, seconded by Mrs. Botta, motion carried. Additional savings have resulted with no increase because of the closure of the amenities due to COVID-19.

CORRESPONDENCE & OTHER

None.

MANAGEMENT REPORTS

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

NEXT MEETING DATE

November 17, 2020, 5:00 pm – Via ZOOM Video Conferencing

HOMEOWNER FORUM #2

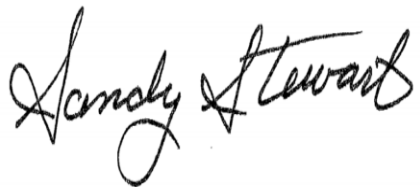
Items discussed included: homeowner fencing around pools, some homes have fencing and other homes do not. It was stated the City does not require fencing around pools; however, it may be a County ordinance. PPM to share pool fencing letter from the attorney with the Board as this question was asked a few years ago.

ADJOURNMENT

With no further business to be brought before the Board at this time, the meeting was adjourned at 6:00 p.m. on a motion duly made and seconded.

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

APPROVED:



11.17.20

Sandy Stewart, Secretary

Date