

**INDIAN PALMS COUNTRY CLUB HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS REGULAR MEETING MINUTES
November 17, 2020**

A regular meeting of the Board of Directors of the Indian Palms Country Club Homeowners Association was held on Tuesday, November 17, 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

NOT PRESENT

Rod Garcia, Director

ALSO PRESENT

Shelly Ruegsegger, Senior Community Manager | Personalized Property Management
Nicolas Evans, Assistant Community Manager | Personalized Property Management
Approximately 20 homeowners

CALL TO ORDER

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

HOMEOWNER FORUM #1

The following topics were discussion during the homeowners' forum: streaming of lifestyle center classes and the different options available (will be emailed to Lifestyle Committee for review) and complaints of excessive noise from neighboring homes.

APPROVAL OF MINUTES

The Board reviewed the minutes of the October 20, 2020 Regular Meeting – *Motion to approve the meeting minutes from October 20, 2020 as amended made by Mrs. Botta, seconded by Ms. Stewart, motion carried.*

FINANCIAL REPORT – Mr. Embury

For the October 2020 month end, the bank balance in the IPCCA Operating account was \$231,250.59 and the Wells Fargo Operating account was \$742,285.11. The IPCCA Reserve account balance was \$3,671,087.25. Total assets: \$4,644,622.95.

For the October 2020 month end, the bank balance in the Lifestyle Center Operating account was \$259,734.01. The Reserve account balance was \$307,746.98. Total assets: \$567,480.99.

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

Financials for Lifestyle Center – October 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 ladderred 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.

COMMITTEE REPORTS

1. Architectural & Landscape Committee – Beverly gave her committee report to the Board.
2. Lakes Committee – Ms. Ruegsegger reported on the lake construction progress including that Fields Lake 3 is 75% complete.
3. Facilities & Maintenance Committee –
 - a. Satellite Pool Cameras – Ms. Ruegsegger & Mr. Evans gave a report on the information gathered to install cameras at the 2 satellite pools. *Motion to approve Spectrum to install the necessary equipment (at no charge to the HOA) and approve the estimate from PSS to install the camera systems at the Cochran and Delano pools made by Mr. Embury, seconded by Ms. Stewart, motion carried.*
4. Communications Committee – Nothing to report at this time.
5. Lifestyle Center Committee – Trish gave her report on the Lifestyle Center updates. Two resignations were given within the committee. The committee is calling for new volunteers to fill those two positions. Committee received a volunteer application from Sherri Conrad as the Aqua Representative, on hold until the next meeting. Suggestions have been made to provide more equipment to be taken outside of the building to perform outdoor workouts. Homeowners also asked if the 45-minute limits could be extended if no other workouts are scheduled after them. Helen asked for additional staff to help with the needed cleaning and sanitizing of the facilities and equipment. Ms. Ruegsegger asked that future staffing & personnel issues are brought directly to her so she can attend to them as soon as possible. Trish reported on the suggested hours of operations for the LSC during the holidays. The committee also presented a plan to begin implementing classes to be taught outside of the LSC for its members. Ms. Stern asked that more specifics be presented, and more information be gathered before a decision can be made. The Board agreed to advertise the open committee positions on the HOA website and provide a submission deadline date to attract more volunteers. Helen suggested new hours which are in the packet and the board agreed with the suggestion. She and Shelly will work on posting them.

OLD BUSINESS

Pigeons – Complaints from homeowners were submitted in response to the excess pigeon activity. The Board feels the pigeon program to poison, that was in place in prior years should not be re-implemented.

Reprieve on Street Parking for the Holidays – The board discussed and stated same as last year and Ms. Ruegsegger will post on the website.

NEW BUSINESS

Liens (11) – Motion to approve lien on APN #s 614-440-003, 614-450-062, 614-420-014, 614-540-034, 614-580-028, 614-640-042, 614-550-076, 614-550-066, 614-430-018, 614-440-018, and 614-540-070 made by Mr. Embury, seconded by Mrs. Botta, motion carried.

Financial Reviews for IPCCCA & LSC – Motion to approve Beck & Company, CPA’s, Inc. to submit financial reviews for IPCCCA & LSC for 2020 made by Mr. Embury, seconded by Ms. Stewart, motion carried.

CORRESPONDENCE & OTHER

None

MANAGEMENT REPORTS

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

NEXT MEETING DATE

December 2020 – Dark

January 19, 2021 at 5:00 p.m. via Zoom

February 16, 2021 via Zoom

Annual Meeting – March 30, 2021 – More information to be mailed and posted on the website

HOMEOWNER FORUM #2

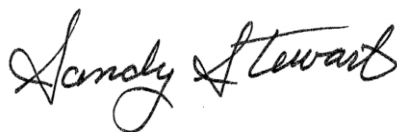
Items discussed included: update on the neighborhood watch What’s App program and process (this is the Master Association), patrol masters and violations process, new homeowners in the community; are they given the new rules and regs, LSC issues and homeowners working out in the area not wearing masks, homeowners being able to receive the financial information that is presented at meetings, update on the new LSC bathrooms, and pigeon issues.

ADJOURNMENT

With no further business to be brought before the Board at this time, the meeting was adjourned at 6:31 p.m. on a motion duly made and seconded.

**Respectfully submitted,
Nicolas Evans
Assistant Community Manager**

APPROVED:



Sandy Stewart, Secretary

1.19.21

Date