

**INDIAN PALMS COUNTRY CLUB HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS REGULAR MEETING MINUTES  
January 19, 2021**

A regular meeting of the Board of Directors of the Indian Palms Country Club Homeowners Association was held on Tuesday, January 19, 2021 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**

Nicolas Evans, Assistant Community Manager | Personalized Property Management and approximately 25 homeowners

**CALL TO ORDER**

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

**NODS (Executive)** Notice of Defaults (3) – APN #'s 614-330-082, 614-520-080 and 614-520-082 were approved in the executive meeting dated January 19, 2021, prior to this meeting.

**HOMEOWNER FORUM #1** The following topics were discussed during the homeowners' forum: what's app features and pool fencing.

**APPROVAL OF MINUTES**

The Board reviewed the minutes of the November 17, 2020 Regular Meeting – **Motion to approve the meeting minutes from November 17, 2020 as corrected made by Mrs. Botta, seconded by Mr. Embury, motion carried.**

**FINANCIAL REPORT – Mr. Embury**

For the December 2020 month end, the bank balance in the IPCCCA Operating account was \$210,689.23 and the Wells Fargo Operating account was \$742,296.31. The IPCCCA Reserve account balance was \$3,638,444.41. Total assets: \$4,591,429.95. For the December 2020 month end, the bank balance in the Lifestyle Center Operating account was \$279,472.80. The Reserve account balance was \$319,127.78. Total assets: \$598,600.58.

Financials for IPCCCA – November & December 2020 - After review and discussion; **Motion to approve the IPCCCA November & December 2020 financials as presented by PPM made by Mr. Embury, seconded by Ms. Stewart, motion carried.**

Financials for Lifestyle Center – November & December 2020 – After review and discussion; **Motion to approve the Lifestyle Center November & December 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 – 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.

### **COMMITTEE REPORTS**

1. Rules Committee – Ms. Stern urged homeowners to advise PPM of any issues or improvements that may arise with Patrol Masters. Homeowner reported that trash cans are being put out for collection earlier and earlier.
2. Architectural & Landscape Committee – Beverly Gilmartin gave her committee report to the board, including a recap of approved applications for 2020.
3. Lakes Committee – Ms. Stern reported, the City of Indio Public Works approved the final permits for the lake completion project and the completion date is approaching. We hope to have everything complete, including lighting and landscape no later than the end of February.
4. Facilities & Maintenance Committee – Satellite Pool Cameras – Mr. Evans gave a status update on the camera system.
5. Communications Committee – Nothing to report at this time.
6. Lifestyle Center Committee – Trish Lounsbury gave her committee report to the board, including the capability to hold classes remotely for LSC members. The committee is requesting the opportunity to pursue this avenue to allow classes to continue. The committee also asked if the Board would consider re-painting and re-carpeting the LSC while the facilities are closed. The board will consider remodel of the center per the reserve study timelines for end of life.
  - a. The committee asked the board for approval on installing walk in gates between tennis courts 3 & 4 at the north end. No action at this time.
  - b. The committee asked the Board to approve the addition of two new committee members: Sherrie Conrad (aqua rep.) and John Mason (tennis rep.). Approved.
  - c. Sliding Window Proposals (2) – The Board review proposals from F & F Construction & Monk Construction Services to install a service window to the left of the front door at the LSC. Tabled as the board does not think that location will work with the desk where it is.
  - d. Bathroom Update – Ms. Stern reported on the status of the bathrooms. Once the City of Indio approves the submitted draft plans, bids can be obtained for construction. They have already made the architect move the building over a property line so a prior green light from them is necessary to not get fined or end up in court.
  - e. Gate Repair Proposal – The Board reviewed a proposal from F & F Construction to fix the damaged fencing at the perimeter of the LSC by the golf course property on the east side of the grounds. **Motion to approve the estimate from F & F Construction to repair the fence/put in a gate in the amount of \$1,350.00 made by Mr. Embury, seconded by Mr. Garcia, motion carried.**

### **OLD BUSINESS**

None

**NEW BUSINESS**

Liens (8) – **Motion to approve lien on APN #'s 614-480-074, 614-550-050, 614-580-019, 614-640-042, 614-640-048, 614-470-065, 614-450-012 and 614-540-049 made by Mr. Embury, seconded by Ms. Stewart, motion carried.**

Roof Maintenance – LSC & Satellite Pool Bathrooms – the board reviewed a proposal from Roof Asset Management to do regular maintenance on the roofing systems at the three pools.

**Motion to approve the maintenance contract from Roof Asset Management, not to exceed \$1,500.00 to inspect the LSC roof and both satellite pool roofs made by Mrs. Botta seconded by Mr. Embury, motion carried.**

**CORRESPONDENCE & OTHER**

None

**MANAGEMENT REPORTS**

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

**NEXT MEETING DATE**

February 16, 2021 via ZOOM, 5:00pm

Annual Meeting – March 30, 2021 – Update – Ms. Stern reported on this year's process which will be unlike prior years and done at the attorney's residence with no more than 5 persons in attendance. The volunteers have already submitted their names. Owners will be able to watch the counting of the ballots and the general meeting via Zoom. More information will be mailed shortly.

**HOMEOWNER FORUM #2**

Items discussed included: golf course landscape and maintenance area are in bad shape, security companies in the community and Ms. Stern urged homeowners to become as involved as possible with HOA. Help is always needed.

**ADJOURNMENT**

With no further business to be brought before the board at this time, the meeting was adjourned at 6:10 p.m. on a motion duly made and seconded.

Respectfully submitted,  
Nicolas Evans  
Assistant Community Manager

Approved:



2.16.21

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Sandy Stewart, Secretary

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Date