

**INDIAN PALMS COUNTRY CLUB HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS REGULAR MEETING MINUTES  
February 16, 2021**

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

**NOT PRESENT**

Rod Garcia, Director

**ALSO PRESENT**

Shelly Ruegsegger, Senior Community Manager | Personalized Property Management  
Nicolas Evans, Assistant Community Manager | Personalized Property Management  
Approximately 15 homeowners

**CALL TO ORDER**

President, Maggie Stern called the meeting to order at 5:02 p.m.

**NODS (Executive)**

Notice of Default (1) – APN #614-520-085 was approved in the executive meeting dated February 16, 2021, prior to this meeting.

**HOMEOWNER FORUM #1**

The following topics were discussed during the homeowners' forum: thanks to the board for putting the furniture back at the LSC pool, security personnel have not been checking membership credentials, concerns about access to the pool areas, aerobics classes, when will they resume, hosting outdoor classes, patrol cars speeding through the community, and neighbors overnight frequently parking a trailer and numerous cars.

**APPROVAL OF MINUTES**

The Board reviewed the minutes of the January 19, 2021 Regular Meeting – **Motion to approve the meeting minutes from January 19, 2021 as corrected made by Mrs. Botta, seconded by Ms. Stewart, motion carried.**

**FINANCIAL REPORT – Mr. Embury**

For the January 2021 month end, the bank balance in the IPCCCA Operating account was \$227,274.21 and the Wells Fargo Operating account was \$742,277.71. The IPCCCA Reserve account balance was \$3,641,409.89. Total assets: \$4,610,961.81. For the January 2021 month end, the bank balance in the Lifestyle Center Operating account was \$296,207.94. The Reserve account balance was \$328,584.10. Total assets: \$624,792.04.

Financials for IPCCCA – January 2021 - After review and discussion; **Motion to approve the IPCCCA January 2021 financials as presented by PPM made by Mr. Embury, seconded by Mrs. Botta, motion carried.**

Financials for Lifestyle Center – January 2021 – After review and discussion; **Motion to approve the Lifestyle Center January 2021 financials as presented by PPM made by Mr. Embury, seconded by Ms. Stewart, 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 CDs 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 held prior to this meeting. The Board discussed legal issues, delinquent accounts, contracts, and violations. Ms. Stern urged homeowners to frequently check the website for HOA information at IPCCCA-HOA.com.

### **COMMITTEE REPORTS**

1. Rules Committee – Patrol Masters has taken the responsibilities of the Rules Committee, however, Ms. Stewart urged homeowners to continue to email Mr. Evans at PPM with any ongoing issues.
2. Architectural & Landscape Committee – Beverly Gilmartin gave her committee report to the board. 14 new Architectural request forms were submitted. **Motion to approve the addition of Diana Jackson as a new committee member made by Mrs. Botta, seconded by Ms. Stewart, motion carried.**
3. Lakes Committee – Fields 3 Update – Ms. Ruegsegger gave an update on the lake project including the landscaping that has begun to be installed and the updated timeline of when the lake would be finished and operational, which should be mid-April.
4. Facilities & Maintenance Committee – Satellite Pool Cameras – Ms. Ruegsegger reported that the final camera installation will be completed in the following week.
5. Lifestyle Center Committee – Trish Lounsbury gave her committee report to the board, including an update on the service window for the LSC staff, and discussion on hosting virtual spin classes that could be accessed from the IPCCCA website through a Facebook link. After discussion, **Motion to approve testing Mel Elliott’s live Facebook class to see the participation made by Mrs. Botta, seconded by Mr. Embury, motion carried.** Also discussed were some cosmetic changes to the inside of the LSC (including carpeting, painting, counter tops, etc.), new gates so that all the tennis courts can be accessed through one another, upgrading of the gym equipment (committee to acquire bids for replacing the equipment for purchase or leasing) and bird spikes on the tennis courts lights. Ms. Ruegsegger gave an update on the new bathrooms to be installed at the LSC in the pool area and the committee is looking into simplifying the LSC membership requirements.

**Motion to approve installation of two new access gates on the tennis courts between #3 & #4, and one on the east side of court 1 not to exceed \$3,500.00, made by Mrs. Botta, seconded by Mr. Embury, motion carried.**

**OLD BUSINESS**

None

**NEW BUSINESS**

Liens (2) – **Motion to approve lien authorization on APN #'s 614-450-006 and 614-460-072 made by Mrs. Botta, seconded by Mr. Embury, motion carried.**

**CORRESPONDENCE & OTHER**

Ms. Ruegsegger gave a report on the upcoming Annual Meeting including the number of candidates and the number of open seats. Ms. Ruegsegger also reminded homeowners to ensure they receive their ballot material and return it to the Inspector of Elections in a timely manner.

**MANAGEMENT REPORTS**

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

**NEXT MEETING DATE**

March 30, 2021 – Annual Meeting

April 20, 2021 – Regular Meeting at 5:00 PM via Zoom

**HOMEOWNER FORUM #2**

Items discussed included: owners that rent out their homes for short term need to advise their tenants to be respectful of all the neighbors regarding noise and provide the Rules & Regulations to them and concern about increase in dues due to the lake projects.

**ADJOURNMENT**

With no further business to be brought before the board at this time, the meeting was adjourned at 6:06 p.m. on a motion duly made and seconded.

Respectfully submitted,  
Nicolas Evans  
Assistant Community Manager

Approved:



\_\_\_\_\_  
Sandy Stewart, Secretary

4.20.21

\_\_\_\_\_  
Date