

**INDIAN PALMS COUNTRY CLUB HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS REGULAR MEETING MINUTES  
April 20, 2021**

A regular meeting of the Board of Directors of the Indian Palms Country Club Homeowners Association was held on Tuesday, April 20, 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  
Matt Cutugno, Secretary  
Sandy Stewart, Treasurer  
Rod Garcia, Director

**ALSO PRESENT**

Shelly Ruegsegger, Senior Community Manager | Personalized Property Management  
Nicolas Evans, Assistant Community Manager | Personalized Property Management  
Approximately 8 homeowners

**CALL TO ORDER**

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

**HOMEOWNER FORUM #1**

The following topics were discussed during the homeowners' forum: website issues, street damage from new construction areas, the pit looks better than before, no LSC Staff Member or Patrol Guard came into the pool area to verify IDs this past weekend (members letting random people in, no social distancing, partying individuals seen), concern about owners not registering their rentals as they should, patrol issues, and golf cart parking at the LSC.

**APPROVAL OF MINUTES**

The Board reviewed the minutes of the February 16, 2021, Regular Meeting – **Motion to approve the meeting minutes from February 16, 2021, as presented made by Mrs. Botta, seconded by Ms. Stewart, motion carried.**

**FINANCIAL REPORT**

For the March 2021 month end, the bank balance in the IPCCCA Operating account was \$212,573.37 and the Wells Fargo Operating account was \$742,215.83. The IPCCCA Reserve account balance was \$3,648,980.98. Total assets: \$4,672,362.33. For the March 2021 month end, the bank balance in the Lifestyle Center Operating account was \$326,881.68. The Reserve account balance was \$342,811.26. Total assets: \$669,692.94.

Financials for IPCCCA – February & March 2021 - After review and discussion, **motion to approve the IPCCCA February & March 2021 financials as presented by PPM made by Mrs. Botta, seconded by Mr. Garcia, motion carried.**

Financials for Lifestyle Center – February & March 2021 – After review and discussion, **motion to approve the Lifestyle Center February & March 2021 financials as presented by PPM made by Mrs. Botta, seconded by Mr. Cutugno, 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 HOA-IPCCA.com.

Board Code of Ethics – Discussion – Ms. Ruegsegger summarized the code of ethics the Board feels they should be abiding by. It will be posted on the website for homeowners to see what guidelines the Board follows. **Motion to approve the Code of Ethics to be implemented amongst the Board and posted on the website made by Mr. Cutugno, seconded by Mrs. Botta, motion carried.**

### **COMMITTEE REPORTS**

1. Architectural & Landscape Committee – Mrs. Gilmartin reported on the architectural applications recently submitted. The board received an application for a new committee member, David Greene. After discussion, **motion to approve the appointment of David Greene to the Architectural & Landscape Committee made by Mrs. Botta, Mr. Cutugno, motion carried.** Ms. Gilmartin to advise him.
2. Lakes Committee – Ms. Stern noted that the HOA website has reports on lake construction progress and will update as we go along with future lake work.
3. Facilities & Maintenance Committee – Painting of the Transformer Boxes – Ms. Ruegsegger reported on the estimates to paint the transformer boxes (127 in total) throughout the community. After discussion, **motion to approve the estimate from Greg Monk to paint all the transformer boxes in the community (\$45.00 each), NTE \$6,000.00, made by Ms. Stewart, seconded by Mrs. Botta, motion carried.**
4. Lifestyle Center Committee – Ms. Lounsbury reported on the projects the LSC has been working on, including interior improvements such as the weight room equipment, flooring, painting and counter tops. The Committee has also been working on fine schedules and rules of who qualifies to get a membership to the LSC. The Committee and the Board will continue to work on those items. As restrictions are lifted by the County of Riverside, the LSC will also continue to open more amenities/events.

Backboard for Tennis Court #3 – Ms. Ruegsegger summarized on the estimates from Palm Springs Tennis Courts & Courtmasters to add backboards to tennis court 3, so that players can practice on their own. She significantly negotiated a reduction for a bigger board from CM. After discussion, **motion to approve the estimate from Courtmaster Sports NTE \$7,200.00 to install a backboard on tennis court 3 made by Mrs. Botta, seconded by Mr. Garcia, motion carried.**

Tennis Court Light Bird Spikes – Ms. Ruegsegger informed the Board of the estimate received to add bird spikes to the tops of the tennis courts lights. After discussion, tabled. Mr. Cutugno will assess the courts and see if there is a lot of bird waste build up. Keep in mind, the courts are washed once a week.

### **OLD BUSINESS**

IPCCA & LSC Financial Review for the 2020 year-end – After discussion, ***motion to accept the Financial Review for 2020 presented by Beck & Company made by Mrs. Botta, seconded by Mr. Cutugno, motion carried.***

### **NEW BUSINESS**

Liens (10) – ***Motion to approve lien authorization on APN #'s 614-540-001, 614-460-011, 614-460-024, 614-440-014, 614-540-071, 614-420-017, 614-530-020, 614-640-006, 614-580-003, 614-460-011 made by Mr. Cutugno, seconded by Mr. Garcia, motion carried.***

Vintage Landscape Proposal – Desertscape - 50<sup>th</sup> Gate Inside Entrance– The Board discussed the plans from Vintage Landscape to add desertscape throughout the inside of the 50<sup>th</sup> gate to Redford/Delano. A rebate and savings in irrigation costs are available after this project is completed. ***Motion to approve the proposal from Vintage Landscape to re-do the landscaping inside the 50<sup>th</sup> gate, for \$23,260 made by Mrs. Botta, seconded by Mr. Garcia, motion carried.***

### **CORRESPONDENCE & OTHER**

None.

### **MANAGEMENT REPORTS**

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

### **NEXT MEETING DATE**

May 18, 2021 – Regular Meeting at 5:00 PM via Zoom  
June 15, 2021 – Regular Meeting at 5:00 PM via Zoom  
July & August – Dark

### **HOMEOWNER FORUM #2**

Items discussed included: rust on the wrought iron fencing at the LSC pool area, and plants on outside of 50<sup>th</sup> gate dying.

**ADJOURNMENT** With no further business to be brought before the board at this time, the meeting was adjourned at 6:16 p.m. on a motion duly made and seconded.

Respectfully submitted, Nicolas Evans, CCAM, Assistant Community Manager

Approved:

*Matt Cutugno*

5.18.21

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Matt Cutugno, Secretary

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Date