

**INDIAN PALMS COUNTRY CLUB HOMEOWNERS' ASSOCIATION  
BOARD OF DIRECTORS REGULAR MEETING MINUTES  
May 18, 2021**

A regular meeting of the Board of Directors of the Indian Palms Country Club Homeowners Association was held on Tuesday, May 18, 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, Treasurer  
Matt Cutugno, Secretary  
Rod Garcia, Director

**ALSO PRESENT**

Shelly Ruegsegger, Senior Community Manager | Personalized Property Management  
Nicolas Evans, Assistant Community Manager | Personalized Property Management  
Approximately 17 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: adding another pool within IPCCA, ownership of some landscaping near owners' home, short-term rentals and the issues some owners are having, degradation of golf course maintenance throughout the community, suggestion for Board to draft a letter to the City Mayor outlining the issues with golf course maintenance, owner leaving community due to STR issues, appreciation to PPM for the work they do, and speeding through the community by the patrol company.

**APPROVAL OF MINUTES**

The Board reviewed the minutes of the April 20, 2021, regular Meeting – **Motion to approve the meeting minutes from April 20, 2021, as presented made by Mrs. Botta, seconded by Ms. Stewart, motion carried.**

**FINANCIAL REPORT**

For the April 2021 month end, the bank balance in the IPCCA Operating account was \$277,292.21 and the Wells Fargo Operating account was \$742,160.54. The Reserve account balance was \$3,558,026.80. Total assets: \$4,640,216.27.

For the April 2021 month end, the bank balance in the Lifestyle Center Operating account was \$336,904.36 The Reserve account balance was \$351,850.19. Total assets: \$688,754.55.

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

Financials for Lifestyle Center – April 2021 – After review and discussion, ***motion to approve the Lifestyle Center April 2021 financials as presented by PPM made by Mr. Garcia, 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 advised owners to always report to Management when LSC membership cards or pool keys are lost.

### **COMMITTEE REPORTS**

1. Architectural & Landscape Committee – Mrs. Gilmartin reported on the architectural applications recently submitted.
2. Lakes Committee – Ms. Ruegsegger reported on the preliminary plans to re-do two additional lakes this year, Royal Vista & Reflections. A meeting has been set with all the necessary parties to gather proposals to move forward.
3. Facilities & Maintenance Committee – Ms. Ruegsegger reported on the common area that was turned over from Gallery Links and the plans the Board has for completing renovations. It is fondly known as "the pit", the Freeman common area. Ms. Ruegsegger also noted that the Board has approved conversion of desertcape on the area inside the 50<sup>th</sup> gate.
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 new counter tops. More to come at the next meeting.
5. Update on Draft LSC Rules & Regulations – Ms. Stern reported on some of the key updates the new proposed Rules & Regulations have for the LSC. They are finalized and will be mailed out to the members for the 28-day comment period.

### **OLD BUSINESS**

IPCCA & IP #1 Parking Lot Agreement – Has been executed, copy provided for the board's files.

Freeman Court East Wall – Vintage Landscape Proposal (Ratify) – After discussion, ***motion to approve the estimate from Vintage Landscape to install stack stone in the retention basin on the east side of "the pit" made by Mrs. Botta, seconded by Mr. Cutugno, motion carried.***

**NEW BUSINESS**

Liens (4) – After discussion, ***motion to approve lien authorization on APN #'s 614-584-018, 614-585-001, 614-540-012, & 614-460-058 made by Mr. Cutugno, seconded by Mr. Garcia, motion carried.***

**CORRESPONDENCE & OTHER**

None.

**MANAGEMENT REPORTS**

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

**NEXT MEETING DATE**

June 15, 2021 – Regular Meeting at 5:00 PM via Zoom

July & August – Dark

**HOMEOWNER FORUM #2**

The following topics were discussed during the second homeowners' forum: concerns about home behind Heston that removed fencing around pool, mailbox that had fallen over, clarification on asking owners to paint homes when needed, comment on how well Zoom has worked and owners would like to continue to use it after COVID, ways to report issues to code enforcement, issue with the type of fertilizer being used and that it may be harmful to pets, hours of the lifestyle center, and option to "trade" old LSC equipment for the new ones.

**ADJOURNMENT**

With no further business to be brought before the board at this time, the meeting was adjourned at 6:28 p.m. on a motion duly made and seconded.

Respectfully submitted,  
Nicolas Evans, CCAM  
Assistant Community Manager

Approved:

*Matt Cutugno*

4.20.21

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Matt Cutugno, Secretary

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Date