

**INDIAN PALMS COUNTRY CLUB HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS REGULAR MEETING MINUTES
June 15, 2021**

A regular meeting of the Board of Directors of the Indian Palms Country Club Homeowners Association was held on Tuesday, June 15, 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
Approximately 11 homeowners

CALL TO ORDER

President, Maggie Stern called the meeting to order at 5:05 p.m.

HOMEOWNER FORUM #1

The following topics were discussed during the homeowners' forum: lake benches, STR's, security and new homes on Cochran.

APPROVAL OF MINUTES

The Board reviewed the minutes of the May 18, 2021, regular Meeting – ***Motion to approve the meeting minutes from May 18, 2021, as presented made by Mrs. Botta, seconded by Mr. Cutugno, motion carried.***

FINANCIAL REPORT

For the May 2021 month end, the bank balance in the IPCCCA Operating account was \$264,641.98 and the Wells Fargo Operating account was \$742,499.58. The Reserve account balance was \$3,377,309.92. Total assets: \$4,384,451.48.

For the May 2021 month end, the bank balance in the Lifestyle Center Operating account was \$344,240.33 The Reserve account balance was \$361,093.99. Total assets: \$705,334.92.

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

Financials for Lifestyle Center – May 2021 – After review and discussion, ***motion to approve the Lifestyle Center May 2021 financials as presented by PPM for filing made by Mr. Cutugno, 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 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.

COMMITTEE REPORTS

1. Architectural & Landscape Committee – Mrs. Gilmartin reported on the architectural applications recently submitted. Minutes of the last meeting were included in the packet.
2. Lakes Committee – Video Tour – Information was in the packet pertaining to One Point Media doing a video tour of Fields 3 for the website. Ms. Ruegsegger advised the board perhaps to approve a NTE of \$750.00. After discussion, ***motion to approve the estimate from One Point Media, NTE \$750.00 made by Mr. Cutugno, seconded by Mrs. Botta, motion carried.***
3. Facilities & Maintenance Committee – Replacing Plumbing Line – The Board reviewed bids from Southwest Plumbing and NexGen Plumbing for repairs on sewer line repairs due to tree roots in the line at the LSC by the bathrooms. After discussion, ***motion to approve the estimate from Southwest Plumbing for sewer line repair NTE \$8,850.00 made by Mr. Cutugno, seconded by Mr. Garcia, motion carried.***

Pool deck bibb for east end of LSC pool deck – Tabled.

4. Lifestyle Center Committee – Trish Lounsbury – tennis backboard in the works, cameras on courts, broken locks on courts, spikes on light poles, outdoor equipment, will revisit in Fall, bids on new equipment for inside and some remodeling inside and of the bathrooms.
 - a. Staff Holiday Weekends – Ms. Stern explained about the new security for the pools on Sat and Sun. Mr. Cutugno thinks staff should be there at certain times for holiday weekends.
 - b. Restrooms – The Board reviewed the estimates from F & F Construction in the amount of \$185,214.32 and Vantage Point Construction in the amount of \$207,902.64, to build new bathrooms in the LSC pool area. Building materials are expensive right now, board wants to wait and re-visit as events warrant.

OLD BUSINESS

None.

NEW BUSINESS

Liens (8) – After discussion, ***motion to approve lien authorization on APN #'s 614-550-066, 614-440-018, 614-440-049, 614-540-012, 614-580-020, 614-420-015, 614-580-014, 614-540-043 made by Mrs. Botta, seconded by Mr. Garcia, motion carried.***

Two NODs were approved in Executive session for APN#'s 614-640-042 & 614-580-019.

Draft Rules & Regulations for IPCCCA & The Lifestyle Center – The Board reviewed the revised draft Rules & Regulations as presented to adopt. After discussion, the board agreed to send the draft rules out to the owners for the 28-day comment period.

Reserve Updates for IPCCCA and the LSC – After review and discussion, ***motion to approve the reserve study proposals from SCT Reserve Inc for IPCCCA in the amount of \$1,850.00, and the LSC in the amount of \$1,275.00 made by Mrs. Botta, seconded by Mr. Cutugno, motion carried.***

CORRESPONDENCE & OTHER

None.

MANAGEMENT REPORTS

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

NEXT MEETING DATE

July & August – Dark
September 21, 2021- 5:00 pm via Zoom

HOMEOWNER FORUM #2

The following topics were discussed during the second homeowners' forum: thank you for limiting political sign timeframes, PS Wildlife Advocates, patrol masters, pool fencing and the big tree at LSC.

ADJOURNMENT

With no further business to be brought before the board at this time, the meeting was adjourned at 6:40 p.m. on a motion duly made and seconded.

Respectfully submitted,
Shelly Ruegsegger
Senior Community Manager

Approved:

Matt Cutugno

9.21.21

Matt Cutugno, Secretary

Date