

INDIAN PALMS

Community Association

BOARD UPDATE

Indian Palms Community Association

November 2021

A Renewed Relationship...

The Board of IPCA is pleased to announce that they have reached an agreement with the Resort that should be a win-win for the community and the Resort. The agreement contains a number of provisions, that are summarized in this update, but the main result is that IPCA will be taking over the landscaping at the front gate area and outside the perimeter wall from the front gate, along Monroe Street to 48th Avenue.

In addition, plans are underway to update the pond areas around the front gate and update the entrance island along Country Club Road. These improvements will provide a significant enhancement to the community as well as enhancing the curb appeal for the enterprises of the Resort - the hotel, the restaurant and the golf course.

The agreement comes on the heels of a year of discussions between IPCA and the Resort, with the main goal of improving communication and trust between the two organizations. The Board believes this is the beginning of a new era of cooperative engagement that will reap benefits for the community for years to come.

The Agreement...

Last year, the two parties began discussing offsetting some of the Resort's expenses for the guard house at the front gate. The guard house and the property on which it is located belonged to the Resort and over the years they have kindly allowed the community to use it at no expense. That property, described as "Parcel 26", is essentially Country Club Drive from Monroe to the end of the golf course parking lot (see map below).

That exchange expanded into exploring other options, including IPCA purchasing Parcel 26. Conveniently, it is a separate piece of property, so no subdivisions were necessary. IPCA had the property assessed and

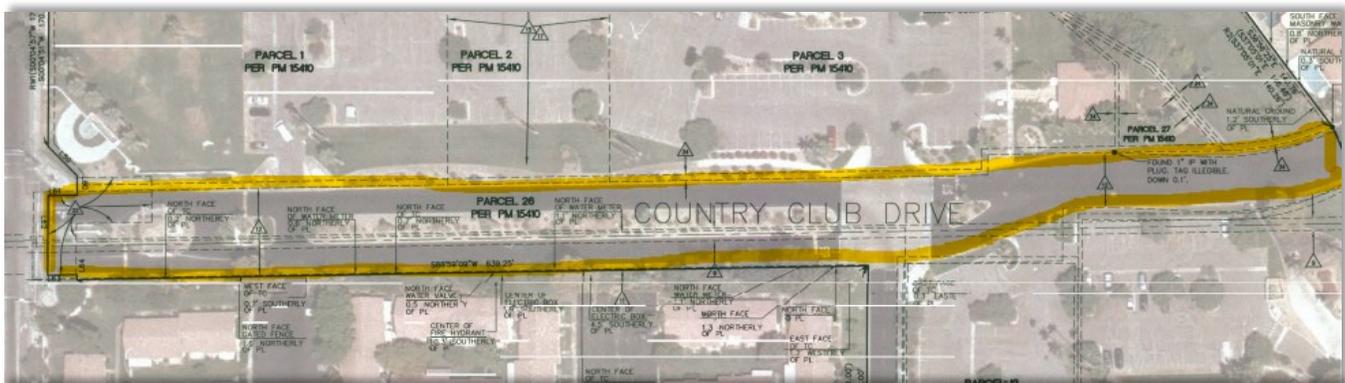
Next Board Meeting

The next open board meeting is scheduled for
6:00 pm
Thursday, November 18th
via Zoom.

Zoom Meeting ID:
827 7648 8413

Zoom Password:
533174

Please join in!



Parcel 26 - Country Club Drive

after months of negotiations, the Resort agreed to sell Parcel 26 to IPCA for essentially its appraised value.

The property along Monroe proved to be a little trickier as the areas outside of the perimeter wall are one and the same property as Indian Hole #2, and thus not easily subdividable. So for that area, the Resort agreed to provide an easement to IPCA that transfers maintenance responsibilities to IPCA.

It should be noted that all amounts needed to fund this agreement will be taken from the surplus in IPCA's operating account and this transaction will require no special assessments from homeowners.

Next Steps...

We have already begun the process of obtaining proposals from landscape contractors to upgrade/install irrigation systems and redesign the main garden at the corner of Monroe and 48th Avenue. We also have awarded contracts to upgrade the fountains at the main entrance.

Please be patient. We still need to have the successful bidding contractor schedule the work. We anticipate that we should be well on our way by the end of the year.

In Closing...

Thank you for your patience while we were getting this done. We would also like to welcome your input and feedback. If you have any comments or suggestions, please email them to our property manager, Amy Gunderson at agunderson@desertmanagement.com.

The Board, Indian Palms Community Association

Contact Us

Please call
Desert Management
to report a problem or
for more information on our
Association

Desert Management Inc.
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Rancho Mirage, CA 92270

(760) 862-1202

Amy Gunderson,
Property Manager

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Questions you may have:

Q: Will this agreement trigger any special assessments?

A: No. The entire transaction will be funded from IPCA's current operating surplus.

Q: Will the fountains at the main entrance be fixed?

A: Yes. It is already in the plans for the first wave of improvements.

Q: With all of the additional expenses assumed by IPCA because of this agreement, will our monthly fees be increasing?

A: We are not anticipating any significant increase in HOA fees because of this agreement. For 2022, the Board is recommending an increase of \$2 per month in our homeowner fees, but that is because of the impact that California's minimum wage increase will have on our security contract.

Q: Will we be fixing the garden and palm trees along the entrance way on Country Club?

A: Yes, we have already contracted a basic clean-up of the meridian down Country Club. After that is completed we will be looking to our landscape committee for further recommendations. Every suggestion will be considered.

Q: Are there any plans for fixing the perimeter wall beside Indian Hole #2.

A: Yes. Stay tuned for when that work will be scheduled.