

INDIAN PALMS COUNTRY CLUB HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS REGULAR MEETING MINUTES
September 21, 2021

A regular meeting of the Board of Directors of the Indian Palms Country Club Homeowners Association was held on Tuesday, September 21, 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, Co-Community Manager | Personalized Property Management
Approximately 29 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: concerns regarding the golf course condition, responsibility of golf course maintenance easements, short-term rental concerns and how the Board plans to address those, cleanup of the front entrance, discussion on making Indian Palms a historic site because of the golf course (may help in condition improvements), welcome information for new owners, questions regarding when the master HOA is taking over maintenance of the front entrance, and further commentary on the dislike of short-term rentals within the community.

APPROVAL OF MINUTES

The Board reviewed the minutes of the June 15, 2021, Regular Session Meeting – **Motion to approve the meeting minutes from the June 15, 2021, regular session meeting, as presented made by Mrs. Botta, seconded by Mr. Cutugno, motion carried.**

FINANCIAL REPORT

IPCCA - For the August 2021 month end, the bank balance in the Pacific Western Operating account was \$329,762.66 and the Wells Fargo Operating account was \$742,479.98. The Reserve account balance was \$3,365,197.73. Total assets: \$4,505,209.20.

Financials for IPCCA – June - August 2021 - After review and discussion, **motion to approve the IPCCA June-August 2021 financials as presented by PPM for filing made by Mr. Cutugno, seconded by Mr. Garcia, motion carried.**

Lifestyle Center - For the August 2021 month end, the bank balance in the Lifestyle Center Pacific Western Operating account was \$355,444.18 The Reserve account balance was \$367,074.46. Total assets: \$723,307.64.

Financials for Lifestyle Center – June-August 2021 – After review and discussion, ***motion to approve the Lifestyle Center June-August 2021 financials as presented by PPM for filing made by Mr. Cutugno, seconded by Mr. Garcia, 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. Her report on the meeting details will be posted on the website shortly after the meeting.

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. Mrs. Gilmartin also noted that the draft for the revised Architectural Guidelines will be completed soon and will be presented to the Board for approval. No action.
2. Lakes Committee -
 - a. Reflections & Royal Vista Lake Rebuilds – the Board reviewed landscape plans from Vintage landscape and outlined the design for the two new lake projects. Ms. Ruegsegger summarized the plans and why the lake re-builds were needed per the construction defect litigation completed a few years back. ***Motion to approve the Reflections Lake designs made by Mr. Cutugno, seconded by Mrs. Botta, motion carried. Motion to approve the Royal Vista Lake designs submitted made by Mrs. Botta, seconded by Mr. Cutugno, motion carried.***
 - b. Fields 3 Lake Benches – The Board discussed the addition of benches to be added to the recently re-built Fields 3 Lake. The Board decided not to pursue this addition at this time. Will review later.
3. Facilities & Maintenance Committee – Nothing to report other than the green utility boxes will be painted when the weather is a bit cooler. This was approved by the board prior to this meeting.
4. Lifestyle Center Committee – Trish Lounsbury & Joanie Thompson reported on the recent LSC Committee meeting of September 14, 2021. Ms. Thompson reviewed and summarized the estimate from Out-Fit Fitness Equipment, to replace all of the white free-weight machines. After discussion, ***motion to approve the estimate from Out-Fit Fitness Equipment to replace the free-weight machines and to include preventative maintenance in the amount of \$30,294.88 made by Ms. Stern, seconded by Mrs. Botta, motion carried.***

OLD BUSINESS

IPCCA Draft Rules & Regulations – The Board reviewed several owner comments and suggestions submitted for the proposed Rules & Regulations changes. Ms. Ruegsegger suggested that the Board host a workshop via ZOOM and invite owners to address any changes or concerns in person. The Board will assess further and work on them.

NEW BUSINESS

Liens (9) – After discussion, ***motion to approve lien authorization on APN #'s 614-520-020, 614-530-034, 614-480-052, 614-640-006, 614-584-018, 614-430-018, 614-540-071, 614-520-080, and 614-510-060 made by Mr. Cutugno, seconded by Mrs. Botta, motion carried.***

CORRESPONDENCE & OTHER

None.

MANAGEMENT REPORTS

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

NEXT MEETING DATE

October 19, 2021- 5:00 pm via Zoom

HOMEOWNER FORUM #2

None.

ADJOURNMENT

With no further business to be brought before the board at this time, the meeting was adjourned at 6:26 p.m. on a motion duly made and seconded.

Respectfully submitted,
Nicolas Evans, CCAM
Co-Community Manager – IPCCA & LSC

Approved:

Matt Cutugno

10.19.21

Matt Cutugno, Secretary

Date