

INDIAN PALMS COUNTRY CLUB HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS REGULAR MEETING MINUTES
October 19, 2021

A regular meeting of the Board of Directors of the Indian Palms Country Club Homeowners Association was held on Tuesday, October 19, 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

NOT PRESENT - Rod Garcia, Director

ALSO PRESENT Shelly Ruegsegger, Senior Community Manager & Nicolas Evans, Co-Community Manager from 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: old lake area by HOA 9 and can it be brought back in working order (not our lake), comments of rebuilding plan of reflections lake presented with alternative designs, thanks to the Board and management for their Short-Term Rental rule's enforcement, and enforcement of backyard conditions and changes on exterior of the homes.

APPROVAL OF MINUTES

The Board reviewed the minutes of the September 21, 2021, regular session meeting. After discussion, ***motion to approve the meeting minutes from the September 21, 2021, regular session meeting as presented made by Mrs. Botta, seconded by Mr. Cutugno, motion carried.***

FINANCIAL REPORT

IPCCA - For the September 2021 month end, the bank balance in the Pacific Western Operating account was \$349,712.16 and the Wells Fargo Operating account was \$742,592.33. The Reserve account balance was \$3,381,029.02. Total assets: \$4,543,480.60. After review and discussion, ***motion to approve the IPCCA September 2021 financial for filling as presented by PPM made by Mr. Cutugno, seconded by Mrs. Botta, motion carried.***

Lifestyle Center - For the September 2021 month end, the bank balance in the Lifestyle Center Pacific Western Operating account was \$366,917.51 The Reserve account balance was \$375,857.83. Total assets: \$743,502.34. After review and discussion, ***motion to approve the Lifestyle Center September 2021 financial for filling as presented by PPM 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. Ms. Sterns report on the meeting details will be posted on the HOA website shortly after the meeting. Additionally, homeowners are encouraged to use the HOA website and download the HOA app to their cell phone, for quick reference and F.A.Q.’s.

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. Once a draft is ready, they will be presented to the Board for approval and the 28-day comment mail out to the owners. No action.
 - a. 82645 Odium – Appeal of A&L Decision – The Board discussed the correspondence from the homeowner asking the Board to overturn the Committee’s decision and allow for him to extend his fence into the golf course easement behind his home. After discussion, ***motion to deny the appeal request to extent the currently installed fence into the golf course easement made by Mr. Cutugno, seconded by Ms. Stewart, motion carried.***
2. Lakes Committee -
 - a. Reflections & Royal Vista Lake Rebuilds – Update – Ms. Ruegsegger summarized the current plans for the lake rebuilds. The Reflections Lake will be first; the landscapers, builders, and electricians will need to coordinate with one another to get started. Landscape designs can be decided at the next meeting.
3. Facilities & Maintenance Committee – Nothing to report currently.
4. Lifestyle Center Committee –
 - a. Updated Work Plan – Trish Lounsbury summarized the recent LSC Committee meeting from October 12, 2021. Also, it was suggested to resume yoga and tai chi classes. Homeowners interested in these classes can sign up and request for this to be done at the LSC. The new pool bathrooms are still on hold, until the cost of building materials decrease. Bids and estimates are still in the works for cosmetic changes to the inside of the LSC gym, including painting of the interior. New gym equipment has been ordered and we are awaiting shipping and installation information. Tennis court gate repairs and the tennis court backboard are also underway. Ms. Lounsbury noted that concrete and pavers are being investigated to be installed in place of the DG for golf cart parking outside of the pool area.
 - b. Gym Hours – Mrs. Botta suggested that the homeowners be asked for feedback on extending the gym hours. Ms. Ruegsegger suggested to change the LSC hours as outlined: Sat. 7am-5pm, and Sun. 8am-12pm. No action currently.
 - c. Pickle Ball Tournament Request – The Board reviewed a request from homeowner Richard Kupskey to allow the pickle ball league he is a member of to play on the LSC courts, as they have done in the past. The times requested do

not interfere with any open-play regular games being played. No issues were with this request, approved.

- d. New LSC Flooring – The Board reviewed an estimate to replace the current LSC weight and cardio area floors using a rubberized, mat type of flooring that comes in rolls. After discussion, ***motion to approve the estimate from Out-Fit to install the new rubberized flooring to be installed in conjunction with the new gym equipment made by Mr. Cutugno, seconded by Mrs. Botta, motion carried.***

OLD BUSINESS

None.

NEW BUSINESS

Liens (9) – After discussion, ***motion to approve lien authorization on APN #'s 614-480-052, 614-584-018, 614-595-009, 614-540-043, 614-595-003, 614-550-066, 614-540-070, 614-520-080, and 614-540-029 made by Mrs. Botta, seconded by Mr. Cutugno, motion carried.***

CORRESPONDENCE & OTHER

None.

MANAGEMENT REPORTS

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

HOMEOWNER FORUM #2

The following topics were discussed during the homeowners' forum: feasibility of purchasing half of HOA #1 parking lot for the use of the LSC, request for website access to email the members of the Board directly, comments on the reflections lake and some suggestions to keep the area usable for homeowners, concerns about desertscape not being as easy to maintain as most think, status of the LSC manager or director position, and comments about the new landscape design of the new lakes. Ms. Stern urged and reiterated for homeowners to participate in the HOA more and work with them to make the community the best it can be.

NEXT MEETING DATE

Regular Session – November 16, 2021- 5:00 pm via Zoom

ADJOURNMENT

With no further business to be brought before the board at this time, the meeting was adjourned at 6:09 p.m. on a motion duly made and seconded.

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

Approved:

Matt Cutugno

11.16.21

Matt Cutugno, Secretary

Date