

**INDIAN PALMS COUNTRY CLUB HOMEOWNERS' ASSOCIATION  
BOARD OF DIRECTORS REGULAR MEETING MINUTES  
November 16, 2021**

A regular meeting of the Board of Directors of the Indian Palms Country Club Homeowners Association was held on Tuesday, November 16, 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 16 homeowners.

**CALL TO ORDER**

President Maggie Stern called the meeting to order at 5:00 p.m.

**AGENDA ADDITIONS**

Approval of 2022 Draft Budget under New Business.

**HOMEOWNER FORUM #1**

The following topics were discussed during the homeowners' forum: praise to the Board for refreshing the exterior HOA landscaping before turning maintenance over to the Master HOA (IPCA).

**APPROVAL OF MINUTES**

The Board reviewed the minutes of the October 19, 2021, regular session meeting. After discussion, ***motion to approve the meeting minutes from the October 19, 2021, regular session meeting as presented made by Mrs. Botta, seconded by Mr. Cutugno, motion carried.***

**FINANCIAL REPORT**

IPCCA - For the October 2021 month end, the bank balance in the Pacific Western Operating account was \$264,105.81 and the Wells Fargo Operating account was \$742,519.10. The Reserve account balance was \$3,362,063.58. Total assets: \$4,442,334.93. After review and discussion, ***motion to approve the IPCCA October 2021 financials for filling as presented by PPM made by Mr. Cutugno, seconded by Mrs. Botta, motion carried.***

Lifestyle Center - For the October 2021 month end, the bank balance in the Lifestyle Center Pacific Western Operating account was \$374,940.03 The Reserve account balance was \$377,098.88. Total assets: \$752,841.91. After review and discussion, ***motion to approve the Lifestyle Center October 2021 financials 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. Stern's 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. No action.
2. Lakes Committee -
  - a. Reflections Lake Landscape Plan Approval – The Board reviewed the plans provided by Vintage Landscape and Ms. Ruegsegger summarized the key differences. The Board agreed that future state droughts must be considered in deciding which landscape plan to approve. After discussion, ***motion to approve Plan C, with the addition of more landscape at the bottom left corner of the lake to conform with the path of the sidewalk, made by Mr. Cutugno, seconded by Mr. Garcia, motion carried 3-2.***
  - b. Reflections Lake Report – The Board reviewed the updated lake report from Green Choice Design Group. No action.
  - c. Committee Application – The Board reviewed an Application for Appointment to the Lakes Committee from Kathleen Rieth. After discussion, ***motion to approve the appointment of Kathleen Rieth to the Lakes Committee made by Mr. Cutugno, seconded by Ms. Stern, motion carried.***
3. Facilities & Maintenance Committee – Nothing to report.
4. Lifestyle Center Committee –
  - a. Petition to resume classes – Trish Lounsbury reported on the 11/9/2021 LSC Committee Meeting Minutes, including correspondence from LSC members to resume classes soon. Ms. Ruegsegger noted that there will be a meeting with the HOA attorney to discuss the best way and time to resume classes. The Board noted that they will not make rash decisions if there is a potential for negative liability of the HOA. Mid-January after upgrades to the gym are done will most likely be when limited classes resume.
  - b. Lighting – Ms. Ruegsegger noted the issue with limited lighting around the LSC and the sidewalks when walking to the parking lot. With the time change, it gets dark very early and there is a safety concern with not having enough lighting. Ms. Ruegsegger to walk with Grayco Electric to address where lights would need to be added or repaired.

## **OLD BUSINESS**

Patrol Masters & IPCA Patrol – Ms. Ruegsegger summarized the discussions the IPCCA and IPCA Boards have had with Patrol Masters in an effort to combine patrol forces for increased security throughout the entire complex. No action.

2021 Holiday Parking Reprieve – The Board reviewed the proposed Holiday parking reprieve schedule as presented by PPM. After discussion, ***motion to approve the overnight parking reprieve for 11/22/2021-11/28/2021 & 12/20/2021-12/27/2021 made by Mrs. Botta, seconded by Ms. Stewart, motion carried.***

## **NEW BUSINESS**

Liens (6) – After discussion, ***motion to approve lien authorization on APN #'s 614-560-031, 614-430-012, 614-520-085, 614-530-041, 614-480-025, and 614-591-008 made by Ms. Stewart, seconded by Mr. Cutugno, motion carried.***

2022 Draft Budget – Ms. Ruegsegger noted that the Board has decided not to impose dues increases for 2022 for both IPCCA & the LSC and summarized some of the changes in line items for the new year. After discussion, ***motion to approve the draft 2022 Budget for IPCCA made by Mrs. Botta, seconded by Mr. Cutugno, motion carried. Motion to approve the draft 2022 LSC Budget made by Mrs. Botta, second by Mr. Garcia, motion carried.***

Board Member Resignation and Empty Board Seat – Ms. Sterns Board seat will not be replaced at this time. The 2022 annual election process will begin December 29, 2021 with the annual membership meeting in March 2022. No action.

## **CORRESPONDENCE & OTHER**

82665 Odium – Parking Exception – The Board reviewed a request to permanently allow this owner to park a vehicle on the street. His daughter will be living in the home moving forward. Their garage is full of personal belongings and the driveway is occupied by two vehicles already. The Board unanimously agreed to deny this request. The owner must clear space in their garage to house the additional car.

Monthly Drain Report – The Board reviewed the monthly drain cleaning report presented by Martin Sweeping. No action.

Lighting Report – The Board reviewed the monthly lighting report presented by Three Phase Electric. No action.

## **MANAGEMENT REPORTS**

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

## **HOMEOWNER FORUM #2**

The following topics were discussed during the homeowners' forum: The Board, PPM and members said their goodbyes to Ms. Stern as she will be stepping down from the Board and moving out of the community. She did a great job in her leadership of this board the past few years and all wished her well.

**NEXT MEETING DATE**

Dark – December 2021

Regular Session – January 18, 2022 – 5:00 pm via ZOOM

Regular Session – February 15, 2022 – 5:00 pm via ZOOM

Annual Meeting – March 29, 2022 – 5:00 pm via ZOOM

**ADJOURNMENT**

With no further business to be brought before the board at this time, the meeting was adjourned at 6:15 p.m. on a motion duly made and seconded.

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

Approved:

*Matt Cutugno*

1.18.22

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Matt Cutugno, Secretary

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Date