

INDIAN PALMS COUNTRY CLUB ASSOCIATION

NOTICE OF ANNUAL DELEGATES MEETING

Date: March 29, 2022

Time: 5:00 p.m.

Location: 74067 Alpine Ln, Palm Desert, CA 92211 (Inspector of Election and Delegates ONLY)

Members may attend via Zoom and should register in advance:

<https://us02web.zoom.us/join/91505730532?pwd=ZU9hcnRlbnZkdjR3bGZlcU90dDZkdz09>

After registering, you will receive a confirmation email containing information about joining the meeting.

TO: DELEGATES, INDIAN PALMS COUNTRY CLUB ASSOCIATION

PLEASE TAKE NOTICE that the Board of Directors has scheduled the annual meeting of the Delegates of the Indian Palms Country Club Association for March 29, 2022, at 74067 Alpine Ln, Palm Desert, CA 92211. The in person location is for the Inspector of Election and Delegates, ONLY, due to COVID-19 restrictions. Members may attend the meeting and watch the opening and counting of ballots via Zoom videoconference. Please use the above <https://> address to register for the meeting and receive the logon information. The meeting will commence following the Delegate District Meetings scheduled to begin at 2:00 p.m. The purpose of the annual delegates meeting is to:

1. Cast the Members' votes to elect two Directors to the Association's Board of Directors.
2. Determine the allocation of any excess operating funds at the end of the current fiscal year;
3. Cast the Members' votes on the proposed amendment to the CC&Rs; and
4. Conduct such other business as may properly come before the Delegates at that time.

Tabulation of Delegate votes will take place at the Annual Delegates Meeting.

Indian Palms Country Club Association
Board of Directors

Dated: February 25, 2022

By: 

SHELLY R. DEEGSEGGER

INDIAN PALMS COUNTRY CLUB ASSOCIATION

NOTICE OF ANNUAL MEETING OF DELEGATE DISTRICT MEMBERS

Date: March 29, 2022

Time: 2:00 p.m.

Location: 74067 Alpine Ln, Palm Desert, CA 92211 (Inspector of Election and Delegates ONLY)

Members may attend via Zoom and should register in advance:

https://us02web.zoom.us/join/zoom/register/tZcvfuuqriMrH9FGzt58Sz5Q_4S-slDTnFao

After registering, you will receive a confirmation email containing information about joining the meeting.

TO: MEMBERS, INDIAN PALMS COUNTRY CLUB ASSOCIATION

PLEASE TAKE NOTICE that the Board of Directors has scheduled the annual meeting for the Members of each delegate district of the Indian Palms Country Club Association for March 29, 2022, at 2:00 p.m., at 74067 Alpine Ln, Palm Desert, CA 92211. The in person location is for the Inspector of Election and Delegates, *ONLY*, due to COVID-19 restrictions. Members may attend the meeting and watch the opening and counting of ballots via Zoom videoconference. Please use the above <https://> address to register for the meeting and receive the logon information.

Your ballot must be returned to the Inspector of Election, c/o Personalized Property Management, 68950 Adelina Road, Cathedral City, CA 92234, by 12:00 p.m. on Tuesday, March 29, 2022. The Inspector of Election and her assistants will begin opening and tallying the votes at 2:00 p.m. The members are invited to observe the counting of the ballots, as explained above. However, the business portion of the meeting and open forum will commence at 5:00 p.m. The purpose of the annual meeting of the delegate district members is to:

1. Instruct the District Delegates on how to vote to elect three (3) Directors to the Association's Board of Directors. The nominees for the Board of Directors are:

Phillip Goose	Lynn Schaan
Bob Spielberger	Sandy Stewart
2. Determine the allocation of any excess operating funds at the end of the current fiscal year;
3. Instruct the District Delegates on how to vote on the proposed amendment to the CC&Rs, the text of which is attached as Exhibit "A" to the Secret Ballot; and
4. Conduct such other business as may properly come before the Delegates at that time.

Tabulation of votes will take place at the Annual Meeting of Delegate District Members.

Indian Palms Country Club Association
Board of Directors

By: _____

SHELLY RUEGSEBGER

Dated: February 25, 2022

**Indian Palms Country Club Association
2022 ANNUAL MEETING AGENDA
March 29, 2022 - 5:00 pm
Via Zoom Video Conferencing
(see "Notice" for instructions to join)**

Please note the Election Rules can be found at IPCCA-hoa.com

- i. Call to Order
- ii. Introductions - Inspector, District Delegates, Current Board Members, Candidates, Legal and Management Representatives
- iii. Approval of Minutes - 2021 Annual Meeting
- iv. Presidents Report / Treasurers Report
- v. Open Forum
- vi. Elections Results
- vii. Adjournment

There will be an Organizational Meeting following the annual meeting to pick Board positions. The public is welcome to watch for this portion.

**INDIAN PALMS COUNTRY CLUB ASSOCIATION
ANNUAL MEETING OF HOMEOWNERS - MARCH 30, 2021, MINUTES**

The Annual Member Meeting of the Indian Palms Country Club Homeowners Association was held on Tuesday, March 30, 2021, at 5:00pm via ZOOM teleconference. A quorum of members was present, & business was conducted as is outlined herein.

CALL TO ORDER/DISTRICT DELEGATE MEETING (2:00pm):

President Maggie Stern called the District Delegate meeting to order at 2:00 p.m. for the purpose of opening ballots and counting the votes. The polls were closed at 2:15 p.m. by the Inspector of Elections.

CALL TO ORDER/ANNUAL OWNERS MEETING (5:00pm):

President Maggie Stern called the Annual Meeting to order at 5:01 p.m.

INTRODUCTIONS

Inspector of Elections – Trish Lounsbury &

District Delegates – Joanie Thomson & Danae Patella

Current sitting Board Members – Maggie Stern, Elke Botta, Greg Embury, Sandy Stewart, & Rod Garcia.

Candidates running for two (2) open seats – Elke Botta, Matt Cutugno, & Marcella Clouser.

HOA Legal Counsel – Julie Balbini – Fiore, Racobs & Powers

Community Management - Shelly Ruegsegger – Senior Community Manager

MINUTES

Upon a motion from the floor, made and seconded, the 2020 Annual Meeting minutes were unanimously approved.

PRESIDENT'S REPORT | Maggie Stern:

Welcome, everyone! Thank you for attending. I think the best President's Reports in these Annual Meetings are probably the shortest reports, so I will make my comments brief! Remember, the past board reports are on the website at IPCCCA-hoa.com.

First, many thanks to Shelly Ruegsegger, our Senior Community Manager, and Julie Balbini, our HOA attorney, for organizing this meeting in these unusual circumstances. Julie is handling the virtual meeting arrangements and hosting the physical counting of the votes at her home, along with Trish Lounsbury, Inspector of Elections, and Danae Patella and Joanie Thompson who are serving as District Delegates. Their help is very much appreciated! This has been a difficult year for all – everyone has had a lot to deal with, professionally and personally. I am so proud of how our community handled this unusual situation. We have had very few problems and I know our residents had many varied and stressful things to handle during this time. IPCCCA weathered this situation well. We did not suffer many financial issues with our revenues, as has happened in past economic crises. Good news for our residents and the HOA! With PPM's help, we handled our regular maintenance issues as well as several special and complicated situations. This all was done while our contractors, from landscapers to maintenance people to lake builders, were operating under difficult conditions along with everyone else.

To name just a few of the things accomplished:

PPM, Shelly, and her assistant Caren & their team keeping up their excellent level of service while their offices were almost completely closed

Major re-build and re-landscape of the Fields 3 Lakes located off Lewis Road

Managing all the different and constantly changing public health requirements for operating the Lifestyle Center during the pandemic

Arranging for virtual meetings to replace "in person" meetings

Improved security – cameras at satellite pools, increased Patrol Masters services

And lastly, planning for up-coming 2021 projects such as bathrooms inside the LSC pool area

I also wanted to report on our year end finances as follows: December 2020, for the Lifestyle Center we had \$598,600.58 in the combined Operating and Reserve accounts and for IPCCA, we had a combined total in the Operating and Reserve accounts of 4,591,429.95. We are fiscally healthy, and our reserve accounts are adequately funded.

Remember, we have a website for you at IPCCA-hoa.com for the HOA and Lifestyle Center and a phone app for IPCCA. They are both updated frequently. Our next regular board meeting is on April 20, 2021, 5:00 pm, via Zoom teleconference.

OPEN FORUM FOR HOMEOWNERS - APPROXIMATELY 13 OWNERS IN ATTENDANCE:

Several owners asked the board questions, including clarification on parking rules, satellite pool questions, exterior condition of the country club, etc.

ELECTION RESULTS:

Ms. Stern announced that with 1035 votes, Elke Botta has been elected for a two-year term and with 824 votes, Matt Cutugno has also been elected for a two-year term. Marcella Clouser received 537 votes. Thank you for running Marcella! Additional ballot measures included the IRS Resolution 70-604 which was approved.

ADJOURNMENT:

There being no further business to be brought before the membership and upon a motion duly made and seconded, the meeting was adjourned at 5:30 pm.

Secretary

Date

ORGANIZATIONAL MEETING:

Nominations were made, seconded, and approved as follows:

Maggie Stern, President

Elke Botta, Vice President

Matt Cutugno, Secretary

Sandy Stewart, Treasurer

Rod Garcia, Director

CANDIDATE BIOS

Self-Nomination & Bio for the Board of Directors – IPCCCA

Philip Goose

I would like to be a sitting board member for the IPCCCA HOA. I am currently retired but before that worked as a store director for Albertsons grocery stores where I managed hundreds of employees, created annual budgets, and successfully managed all company programs.

I plan to maintain and improve our excellent standards and to keep our community safe and secure for all.

Please consider voting for me. Thank you.

Bio of Lynn Schaan

I am excited to be running for a seat on the IPPCA board. My husband Albert and I have been homeowners here since 2008. We have a grown family of 3 sons and a daughter. We are snowbirds from Canada and love our winters in the sunny Coachella Valley. We enjoy the amenities of the Lifestyle Center with Albert playing pickleball almost daily and we both play bocce ball. I also attend the Aqua class with the greatest group of friends ever. Recently I organized country line dance lessons within the community for the next few months.

My love of California started when I was very young and came to visit my grandma who was a full-time resident of Indio. My older brother and his wife own an insurance business in Palm Desert and have lived full time in the area since 1977. My mom and dad enjoyed 34 years as snowbirds here and my dad continues to enjoy his 43rd winter here golfing several times a week at Indian Palms.

I am passionate about the community and residents of Indian Palms and believe that if I am elected, I will bring a new energy and perspective to the IPPCA board. I have served on many boards and nonprofits in the past. I believe in a diversified board with all voices being equal and valued. While respecting the past successes of the board and building on those, it is important to have change and fresh ideas. If elected I plan bi-monthly coffee meetings in person and Zoom where IPPCA residents are welcome to bring their concerns and kudos forward. I am willing to listen and act upon these concerns.

In my professional career I worked as a family network coordinator where I learned to listen, support and advocate for families and individuals that were impacted by an intellectual disability. The skill of listening respectfully and advocating for change has been strongly ingrained in me. Through my work I had many opportunities to be a guest speaker locally and nationally about the joys and challenges of raising a son with a disability. My volunteer work with Judo Saskatchewan was where I was able to learn event and activity planning for large groups of athletes.

I am focused and excited to bring enthusiasm and positive energy to the board and respectfully ask you to consider voting for me. Look for me to come door knocking in the next few weeks to introduce myself.

Bob Spielberger

My wife, Kathleen and I moved to Indian Palms in 2016. With so many wonderful neighbors and great friends, it is has truly become our home.

Among the many reasons we were drawn to Indian Palms was its reputation as Coachella Valley's "hidden gem" where you get a lot of bang for your real estate buck. That strong position is now being diminished by a number of challenges. I feel we can mitigate these issues and strengthen our community's future with accurate data, professional advice, discussion, compromise and agreement.

To assist in getting us there, I would like to utilize my decades of experience in communications, community relations, budgeting and personnel management to help:

- **Make our homes more valuable and safer**
- **Make our neighborhood more beautiful and enjoyable**

In short, I will do all I can to carefully listen to the needs and concerns of IPCCCA homeowners, respond with ideas and options, communicate transparently and manage prudently.

Bio of Sandy Stewart - Incumbent

Summary of qualifications:

- I am presently a Board member of Indian Palms Country Club Association (IPCCA) and have been in this position for 3 years
- Previously served on the IPCCA Architectural and the Rules Committee's and have learned so much about HOA management and how to successfully be a valuable board member for our Association.
- 16-year full time resident and homeowner of Indian Palms CC.

Furthermore:

I am not aligned with any special interest group and feel I can be fair dealing with the needs of our Homeowner's/Association and help make Indian Palms a better place to live for all.

I'm active in our local Community, 2-time past President of La Quinta Rotary and now a member of the Indio Rotary Club.

I moved here in 2006 and became a partner in a catering company supplying food to private jets using the 3 airports in the Coachella Valley. Have since sold my share of the company.

Previous that that, I was the Sales Manager of a Pharmaceutical and Contact lens company responsible for two states during my time living in Australia. Before that I was a Sales Manager for Aero Mexico Airlines, Los Angeles.

I would appreciate your vote! Thank you.

Sandy Stewart

EXHIBIT "A"

PROPOSED AMENDMENTS TO CC&Rs

Article VII, Section 7.1, of the CC&Rs, is proposed to be amended, as follows:

Other than as required to be permitted by law, all ~~All~~ Lots and Condominiums shall be improved and used solely for single-Family residential use. This provision does not preclude any Owner in the Properties from renting or leasing ~~all of~~ his Lot or Condominium, for a minimum term of fourteen (14) days, by means of a written lease or rental agreement subject to the Restrictions. No Lot or Condominium may ever be used in any way, directly or indirectly, for any business, commercial, manufacturing, mercantile, storage, vending, or other such nonresidential purposes; except Declarant and Merchant Builders, their successors and assigns, may use any portion of the Properties owned by them for model home sites and display and sales offices during the construction and sales period, in accordance with Article X hereof, and except that transient or hotel occupancy use of a Lot or Condominium shall be considered an approved commercial use of such Lot or Condominium, so long as the rental agreement is in writing, subject to the Restrictions, and for a minimum term of at least fourteen (14) days.

Article VII, Section 7.2.1, of the CC&Rs, is proposed to be amended, as follows:

Other than as required to be permitted by law, no ~~No~~ Lot may be improved except with one (1) Residence designed to accommodate no more than a Family and its domestic servants and occasional guests, plus a garage, fencing, landscaping and other Improvements as are necessary or customarily incident to a Family Residence.

Article VII, Section 7.7, of the CC&Rs, is proposed to be amended, as follows:

Except as expressly authorized in a Supplemental Declaration, no Common Area, Lot or Condominium may be further subdivided (including division into time-share estates or time-share uses) without the prior written approval of the Board. Nothing in this Section shall be deemed to prevent an Owner from, or require the approval of the Board for: (a) selling a Lot or Condominium; or (b) transferring or selling any Lot or Condominium to more than one (1) Person to be held by them as tenants in common, joint tenants, tenants by the entirety or as community property; or (c) leasing or renting ~~all of~~ such Owner's Lot or Condominium, provided that such lease or rental is for a minimum term of fourteen (14) days and expressly made subject to the Restrictions.

INDIAN PALMS COUNTRY CLUB ASSOCIATION

2022 ANNUAL MEETING OF DELEGATE DISTRICT MEMBERS

INSTRUCTIONS AND DEADLINES FOR RETURN OF BALLOTS

1. Secret Ballot Voting

- ❖ **For Directors:** Mark your ballot, clearly indicating the candidate(s) of your choice. Cumulative voting is permitted. You may cast up to three votes.
- ❖ **For IRS Revenue Ruling and CC&Rs Amendments:** Mark your ballot, clearly indicating whether you APPROVE or DISAPPROVE of each question upon which you are being asked to vote.
- ❖ Do not sign the ballot. Insert the marked ballot into the Envelope No. 1, marked as "Official Ballot."
- ❖ Seal Envelope No. 1.
- ❖ Insert sealed Envelope No. 1 into preaddressed Envelope No. 2. Seal preaddressed Envelope No. 2.
- ❖ **In the upper left-hand corner of Envelope No. 2,** ensure that your name, and address/lot number and cost center, that entitles you to vote, are indicated and then **sign your name.** You must sign the envelope in order for your votes to be counted.
- ❖ The sealed, completed Envelope No. 2 may be mailed or delivered by hand to the Inspector of Election, at the address stated below.
- ❖ Owners of multiple properties must submit separate sealed ballot envelopes (No. 1 and No. 2) for each property. Each Envelope No. 2 must be completed and must reflect the property address for which the ballot is being cast.

2. Return of Ballots

- ❖ If you mail your Secret Ballot, you should mail it so that it will be received before the date of the Annual District Meeting. Due to the COVID-19 pandemic, ballots will not be accepted at the Annual District Meeting. **Ballots must be returned to the Inspector of Election, c/o Personalized Property Management, 68950 Adelina Road, Cathedral City, CA 92234, by 12:00 p.m. on Tuesday, March 29, 2022,** at which time the polls will be closed.
- ❖ Please refer to the Indian Palms Country Club Association Membership Meeting and Voting Rules for a more complete description of the Association's election process.