

**INDIAN PALMS COUNTRY CLUB ASSOCIATION
ANNUAL MEETING OF THE MEMBERS - MARCH 29, 2022
MINUTES**

The Annual Members Meeting of the Indian Palms Country Club Homeowners Association was held on Tuesday, March 29, 2022, 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):

The District Delegate meeting started at 2:00 p.m. for the purpose of opening ballots and counting the votes. The polls were closed at 2:03 p.m. by the Inspector of Elections.

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

Vice President Elke Botta called the Annual Meeting to order at 5:05 p.m.

INTRODUCTIONS

Inspector of Elections – Trish Lounsbury

District Delegate – Joanie Thomson

Assistants – Del Walters & Jackie Menard

Current sitting Board Members – Elke Botta, Matt Cutugno, Sandy Stewart, & Rod Garcia.

Candidates running for three (3) open seats – Phillip Goose, Lynn Schaan, Bob Spielberger & Sandy Stewart.

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

Community Management - Shelly Ruegsegger – Senior Community Manager of PPM

MINUTES

Upon a motion from the floor, made and seconded, the 2021 Annual Meeting minutes were unanimously approved.

VICE PRESIDENT'S REPORT | Elke Botta:

I would like to give an update on what has occurred in the last few months, including some IPCA news because all of us are also members of IPCA.

Our HOA is Indian Palms Country Club Association (IPCCA). We are one of the 19 separate HOAs in the overall Indian Palms community currently. IPCA is changing its charter so it can now be referred to as the Indian Palms Master Association. This is to avoid confusion between IPCCA, our HOA, and IPCA. The Master Association functions as an umbrella entity to handle certain functions that affect all 19 HOAs in the community – gates, transponders, maintenance of certain roads, general access, security, etc. Each of the separate HOAs retains the authority to manage themselves under their own CC&Rs and other governing documents.

Beginning April 1, 2022, IPCA will also be managed by our property manager, PPM; Shelly and Nick will co-manage. With Nick's technical expertise and Shelly's 34 years of community management experience, we can all have confidence there will be more Master Association service improvements before long. Keep your eyes peeled for IPCA news as things progress.

Shelly has spent many hours working with the City of Indio and has persuaded them to offer at least partial use of the 50th Avenue gates. We will be able to use that gate for ACCESS ONLY – the exit gate will remain closed per the city. Sticker tags for your dashboard to identify you as a resident, will be given out at the Jackson gate shortly for those vehicles already having a transponder. The police will monitor use of this gate very closely. More information to come from the Master Association.

The pond part of the Reflections as well as the Royal Vista Lakes are completed. The landscaping around Reflection is almost done and is beginning around Royal. It is going to be beautiful. When completed, we will put drone video of both lakes on our website, IPCCCA-HOA.com.

Regarding the ballot amendment on the suggested change to our CC&Rs for short term rentals (STRs). This has been a controversial subject at our meetings and in other communications to PPM and the Board for many months and the Board very much wants to get a sense of the community's feelings on this issue. Please keep in mind that use of homes in an HOA is most likely governed by the CC&Rs in place when the home was purchased – i.e., “grandfathered” in to operate under the provisions in place at the time of purchase. I say “most likely” because I am not an attorney, the law may change over time, and so on. Please also know that the new draft Rules & Regulations that will be sent to you soon for 28-day comment, permits 3-day rentals for all City-sanctioned festivals if these limited periods are permitted by the city code. This is like the exception we have, allowing overnight street parking during these festivals.

The Board together with PPM will do all we can to follow our governing documents in managing the HOA, we will remain vigilant in controlling “bad behavior” of any kind whether associated with STR properties or otherwise. We are limited in how quickly we can respond to security problems and rules violations (particularly during non-business hours), so please call the Indio Police for threatening situations, noise issues or flagrant violations of new City ordinances. The new City ordinances were approved January 1, 2022 and can be found on our website.

For news on your HOA, IPCCCA, please visit the website IPCCCA-HOA.com for information and updates. Use the website to sign up for email notifications so you can be alerted when something new is posted (minutes, meeting agendas, etc.). Thank you.

TREASURERS REPORT | Sandy Stewart:

Ms. Stewart reported on the bank account balances for the IPCCCA operating and reserve accounts at the December 2021 year end and the Lifestyle Center bank account balances for the same period. Ms. Ruegsegger put the report up on the screen for the owners to see also.

OPEN FORUM FOR HOMEOWNERS - APPROXIMATELY OWNERS IN ATTENDANCE:

Several owners asked the board questions, including calling police for STR violations so the city is informed, the non-emergency phone number is 760-391-4051, STR Committee and IPMA security.

ELECTION RESULTS:

There was a total of 530 ballots, 58 un-signed, 5 duplicates, 5 unidentifiable and 2 in one envelope not counted. 530-70 = 460 total countable ballots. The absentee votes will be cast by the Delegate for a total of 1206 votes.

The short-term rental amendment on the Ballot did not pass with 522 yes votes and 684 no votes. There was a 67% yes vote needed to pass.

M. Balbini announced that with 1304 votes, Lynn Schaan has been elected for a two-year term and with 983 votes, Bob Spielberger has also been elected for a two-year term and with 984 votes, Sandy Stewart has been elected for a two-year term. Phillip Goose received 437 votes.

Additional ballot measures included the IRS Resolution 70-604 which was approved with 1141 for the measure and 65 against.

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 5:33 pm.

Secretary

Date

ORGANIZATIONAL MEETING:

Nominations were made, seconded, and approved as follows:

Matt Cutugno, President
Elke Botta, Vice President
Bob Spielberger, Secretary
Sandy Stewart, Treasurer
Lynn Schaan, Director