

INDIAN PALMS COUNTRY CLUB HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS REGULAR MEETING MINUTES
January 18, 2022

A regular meeting of the Board of Directors of the Indian Palms Country Club Homeowners Association was held on Tuesday, January 18, 2022, at 5:00 pm via ZOOM Video Conferencing. A quorum of Board members was present, and business was conducted as outlined herein.

DIRECTORS PRESENT

Elke Botta, Vice President
Matt Cutugno, Secretary
Sandy Stewart, Treasurer
Rod Garcia, Director

ALSO PRESENT

Shelly Ruegsegger, Senior Community Manager | Personalized Property Management
Approximately 17 homeowners.

CALL TO ORDER

Vice President Elke Botta called the meeting to order at 4:58 p.m.

AGENDA ADDITIONS

Lifestyle Center Gym Hours under the LSC Committee Report.

HOMEOWNER FORUM #1

The following topics were discussed during the homeowners' forum: pigeon droppings accumulating throughout the community, dogs on tennis courts, unauthorized persons at the LSC pool, negative comments on front gate security (IPCA), adding speed bumps on Barrymore next to HOA 9 (with speed limit sign), port-a-potty on Barrymore for house doing pool construction, potential increase in LSC daily rate, front gate traffic congestion (IPCA) and short-term rentals.

APPROVAL OF MINUTES

The Board reviewed the minutes of the November 16, 2021, regular session meeting. After discussion, ***motion to approve the meeting minutes from the November 16, 2021, regular session meeting as presented made by Mr. Cutugno, seconded by Ms. Stewart, motion carried.***

FINANCIAL REPORT

IPCCA - For the December 2021 month end, the bank balance in the Pacific Western Operating account was \$243,497.04 and the Wells Fargo Operating account was \$742,247.23. The Reserve account balance was \$3,094,107.10. Total assets: \$4,154,642.82. After review and discussion, ***motion to approve the IPCCA December 2021 financials for filling as presented by PPM made by Mr. Cutugno, seconded by Mr. Garcia, motion carried.***

Lifestyle Center - For the December 2021 month end, the bank balance in the Lifestyle Center Pacific Western Operating account was \$362,897.66 The Reserve account balance was \$383,143.38. Total assets: \$746,862.04. After review and discussion, ***motion to approve the Lifestyle Center December 2021 financials for filling as presented by PPM 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

Mrs. Botta will do one for the website 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. The Committee asked the Board to remove one of the approved HOA front door colors from the color palette. After discussion, ***motion to remove "English Custard" from the pre-approved front door colors made by Mr. Cutugno, seconded by Mr. Garcia, motion carried.***
2. Lakes Committee – Ms. Ruegsegger gave an update on the status of the lake projects. Once lake construction has been completed, Vintage will install the irrigation, landscape, and new lighting.
3. Facilities & Maintenance Committee – Nothing to report.
4. Lifestyle Center Committee – Ms. Lounsbury gave her
5. LSC Committee report on their recent meeting, including staff checking memberships, pavers, blue tarps from court 5, lighting, cleaning service, court blowing by Vintage, and upcoming installation of a new backboard.
 - a. Basketball Court Area Repairs – Mr. Cutugno gave his presentation on upgrades for the Board to consider doing to the LSC. Ms. Ruegsegger to request estimates for upgrades to the pickleball courts, addition of a retaining wall long with a new concrete pad behind the courts, and small concrete steps.
 - b. Concrete in area by pool gate – The Board reviewed 2 estimates from Vintage Outdoors; one to install concrete outside the LSC pool & one to install pavers outside the LSC pool, and a 3rd estimate from F&F Construction to install concrete outside the LSC pool gate. After discussion, ***motion to accept the estimate from Vintage Outdoors to install concrete outside the LSC pool gate (no pavers), in the amount of \$17,040.00, made by Ms. Stewart, seconded by Mr. Garcia, motion carried.***
 - c. Lifestyle Center Hours – The Board reviewed proposed extended hours for the LSC. After discussion, ***motion to approve the extended hours as presented by PPM made by Mr. Garcia, seconded by Mr. Cutugno, motion carried.***

OLD BUSINESS

None.

NEW BUSINESS

Liens (30) – After discussion, ***motion to approve lien authorization on APN #'s 614-520-020, 614-630-007, 614-571-001, 614-560-021, 614-430-008, 614-560-031, 614-460-009, 614-520-085, 614-330-089, 614-330-087, 614-330-064, 614-520-020, 614-530-034, 614-420-007, 614-630-008, 614-640-006, 614-540-034, 614-591-029, 614-560-021, 614-460-009, 614-460-023, 614-460-011, 614-460-024, 614-540-029, and 614-330-087 made by Mr. Cutugno, seconded by Ms. Stewart, motion carried.***

CORRESPONDENCE & OTHER

Letter to Bryan Montgomery and City Council – Mr. Cutugno summarized the letter written about the poor condition and maintenance of the golf course. After many efforts in contacting the City and Vector Control, no substantial action has been taken for improvement.

MANAGEMENT REPORTS

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

HOMEOWNER FORUM #2

The following topics were discussed during the homeowners’ forum: discussion on pavers vs. concrete at the LSC, line dancing classes, golf course issues, comments on the recent COVID tent provided by the Club, gate maintenance, and STR’s.

NEXT MEETING DATE

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 6:32 p.m. on a motion duly made and seconded.

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

Approved:

Matt Cutugno

2.15.22

Matt Cutugno, Secretary

Date