



INDIAN PALMS
Advisory Council

February 9, 2022 @ 6pm
ZOOM Call

MEETING MINUTES

Attendees:

Raul Cabada (HOA 1), Robyn Clever (HOA 2), Jerry Tack (HOA 5), Amy Cevallos (HOA 6 & Vacation Club), Cam Gaudet (HOA 12), Melaine Timko (HOA 14), Rea Phillips (HOA 15), Jack Brown (4700), Silvia Aslan (HOA 4827), Matt Cutugno (IPCCA), Marne McCluskey (IPCA Liaison)

January Minutes

Matt Cutugno moved to accept the January minutes as presented. Jack Brown seconded the motion. All approved.

IPCA Update

1. Monroe Gate Area Improvements

All beds have been cleaned and rock replaced down median. Walls and iron painted from 48 & Monroe to shacks. Vintage is now maintaining it and the north side of Country Club up to the hotel parking lot. The dark brown trim will be painted to 50th. Entry palm trees were shaved in preparation for tree ring lighting. In the process of procuring material to start lighting project.

Will be installing rope lighting and spotlights around the shack soon.

Guard shack will be painted. Two palm trees that were recently planted had bound fronds prematurely released. Looking to replace.

Request for help – IPCA Landscaping Committee would like to form a sub-committee of IPAC individuals who have landscaping expertise. Send names to Amy Gunderson @ agunderson@desertmanagement.com.

2. Perimeter Sign Project

See Towing Sign discussion below.

3. Security Project

Continuing to research and do due diligence on security hardware at the gates (e.g. transponders, cameras, license plate recognition, etc. A board member spent an hour at Desert Princess observing the use of one of the systems being considered. Earliest implementation will likely be after festivals in the late spring or summer months.

4. Other Issues Before the Board – CC&R and Bylaws Updates

It takes a supermajority to get HOA revisions to CC&R's and Bylaws (75% of all eligible residents) and it is very difficult to get a supermajority to turn in their votes. IPCA received over 50% of

homeowners voting to approve changes to proposed CC&R and Bylaws. Therefore, IPCA applied to the courts to approve them by a simple majority. It has been a long process, but the court date is now set for April 26, 2022 for the hearing. IPCA will be sending a mailing to all residents about this process and that they have an opportunity to be heard on the matter.

HOA & Resort Updates

The new condos planned for “Aspire at Indian Palms” have launched. There are 10 triplexes, 1 duplex and a community swimming pool. They will have their own HOA. Occupancy expected around the first of October.

Community Issues for Discussion

1. Towing Sign (and other signs) at all IP Entrances

See Signage document sent to IPAC members.

There are currently 9 signs at the Monroe Gate. Many of them were placed there years ago and may no longer have a valid reason to exist. Also, they are not easy to read and having so many signs creates a lot of “sign noise” so unlikely they will be read. IPCA has reviewed them for necessity, design consistency, readability, and legality. IPCA’s legal counsel reviewed the Board’s proposal to update these signs and rendered an opinion as to which ones were needed for legal purposes. Some had no legal significance but were more about “bluff value” which may have a positive impact but is not a legal requirement.

Towing signs are posted throughout Indian Palms. IPCA’s legal counsel said that if IPCA posts a sign at every entry gate, and sub associations have a contract with Plaza Towing, they would have the authority to tow without also posting signs in their HOA community. Another HOA’s legal counsel has a slightly different opinion so this information is subject to clarification.

It is recommended that HOA’s contact Plaza Towing to determine if they have a contract and authorized signatures.

IPAC members expressed an appreciation for the simplicity and uniformity of signs in the IPCA’s Sign Proposal.

Discussion ensued whether HOA’s would like the Master Association to assume the responsibility of internal IP signage, e.g. front gate, speed limit, stop signs. Idea was positively received. If IPCA receives a critical mass of HOA’s responding affirmatively, they will consider. IPCA will consult legal counsel regarding whether there needs to be a simple agreement to give master association the authority to replace designated signs.

2. Security Patrols

IPCA Board will consider a board proposal in their next meeting that provides security measures versus the current access management. There are several security company proposals being considered. The benefit of “economies of scale” and the utilization of front gate personnel to enhance security is a focus. The proposal advocates adding enhanced community patrols, e.g. if there is an incident such as a loud party, a resident could call the guard house who will dispatch a car to investigate. The guards, despite not having the authority of law officers, will attempt to diffuse the situation. If they aren’t able, they will contact the authorities. The vision is that they will be more proactive in their patrols and will also patrol on foot in designated areas within each HOA and Indian Palms. For example, an HOA may want the patrol to focus on the pool

area, maintenance sheds, laundry rooms, etc. They will also document in an incident report so individual HOA's receive the information they need for enforcement purposes.

Assuming the IPCA Board approves the pending Security Proposal, each HOA is asked to identify where they want the patrol to focus within their HOA. Send proposed focus areas to Amy Gunderson @ agunderson@desertmanagement.com.

IPCA plans to monitor security vendor procedures and training protocol for quality control.

An IPAC participant inquired whether it was possible that homes not currently occupied by snowbirds might be flagged for security purposes. This will be considered.

A goal of the Security project is to be able to distribute transponders within the community. A possible solution would be to have the administrative information handled by the IPCA master association and transmitted to the guard house personnel who would be trained to put the transponders on resident vehicles.

Old Business

Q&A for IP Residents

To provide important information to IP residents, several methods of communication are envisioned including a hand-out given to each new resident going through escrow and a Q&A on the Master Association's website (modeled after IPCCA's website Q&A). The current vision for the hand-out is for IPCA to create a master template that applies to all HOA's and then individual HOA's could add a section that is specific to them.

Signage inside Indian Palms

Currently, Indio is negotiating with Burrtec regarding city-wide regulations. Regulations are still in draft form.

Children's Playground

New Business

Next Meeting

Wednesday, March 9, 2022 @ 6pm, location to be determined

Adjourn Meeting

Matt Cutugno moved to adjourn meeting. Raul Cabada seconded. All in favor. Approved. The meeting ended at 7:18 pm.

Respectfully submitted,
Marne McCluskey, IPAC Liasion