



INDIAN PALMS
Advisory Council

April 13, 2022 @ 6pm
Hangar 19

MEETING MINUTES

Attendees:

Raul Cabada (HOA 1), Robyn Clever (HOA 2), Trish McConnell (HOA 2), Ray Hivoral (HOA 3), Jerry Tack (HOA 5), Joe Hilton (HOA7), Cam Gaudet (HOA 12), Melaine Timko (HOA 14), Rea Phillips (HOA 15), Jack Brown (4700), Bob Spielbeager (IPCCA), Ken Kempka (HOA 18), Samantha Abraham (Resort), Marne McCluskey (IPCA Liaison)

March Minutes

Robyn Clever moved to accept the March minutes as presented. Rea Phillips seconded the motion. All approved.

Property Management Change

IPCA transitioned from Desert Management to Personalized Property Management effective April 1, 2022.

Name Change

The similar names and acronyms of the organizations within Indian Palms (e.g. IPCA, IPCC, IPCCA, IPAC) has caused confusion. At the last IPAC meeting, advisory council members were asked what they thought about changing the name of Indian Palms Community Association to Indian Palms Master Association (IPMA) and all agreed it was a good idea. At the next Board Meeting, the Board voted to change the name of the association to Indian Palms Master Association (IPMA). The IPCA Legal Counsel advised the new name be registered as a DBA (doing business as) and the Board voted to do so.

Festival Update

Avenue 50 Access

After two IPCA board members and Shelley met with Goldenvoice and Indio police and traffic control, the city agreed to a pilot project granting Indian Palms residents who have car-mounted transponders and a window decal, access in and out of the Avenue 50 gate between the hours of 6:00am and 9:00pm. About 900 decals issued to date. Decal stickers can still be obtained at the Monroe Gate Guard Shack.

Monroe Access Modifications

IPCA installed a temporary additional workstation at the Monroe Gate that will allow the guards to process both lanes at the same time. Residents with transponders and mobile access are asked to use the other gates during the festivals.

Increased Security Patrols

Three security cars will be active during the festivals with bar lights flashing for visibility. They will be able to respond to issues where needed instead of positioned in one place. Residents are encouraged to call Security at (760) 863-4161 if an issue arises unless a call to 911 is warranted (e.g. criminal, health, safety issue). Security will dispatch one of the cars.

Security Update

Starting April 1st, 2022, IPCA began 24/7 security patrol coverage. Security procedures are being tightened up; Shelly will be helping with this effort.

Front Entrance Improvements

Despite some challenges with vendors who were not as responsive to project timelines, most projects are almost complete. Most lighting is installed and will be by 4/14. Landscaping on Monroe from gate up to Avenue 48 will have a similar pattern of plants as from Monroe to Avenue 50. All Desert Tree has been excellent and very responsive. Flower beds will be in soon on both ends of the meridian. Have replaced contractor repairing and maintaining fountains with a new one. Will be repairing failing pumps and sandblasting and repainting.

Signage Project

Gate signs and speed/stop light signs from Country Club to Eisenhower, and on Cochran, have been replaced with new standardized signs. Will be asking the property manager to inventory the speed and stop signs in the community so they can also be replaced. HOA Boards wanting other types of signs, can contact Shelly who will coordinate work with the sign vendor.

Streets – Heifitz and Doolittle

Heifitz Street, up to HOA 15 and IPCCCA, needs to be replaced, not just slurried. Doolittle in HOA 2 was scheduled to be replaced in 2023 but will also be done this fall.

Automated Gate Access Options

A draft of a new policy was distributed to advisory council members with a request for their input. IPCA wants to simplify, standardize, and make it easier for residents and vendors to get a transponder or mobile gate access. The Board believes it should not be a revenue source but a pass through expense. There will be no cost for STR owners to proactively register their STR tenants on Dwelling Live.

Other Topics Discussed

Pedestrian traffic during the festivals, transponders for motorcycles, security, residents and guests at the pools, security and neighborhood watch, and bird scooters.

HOA & Resort Updates

Festival weekends – The Resort will be offering BBQ in the parking lot Friday – Sunday. Offering free delivery. Will be offering parking at \$20 a day. Hotel is at full occupancy.

The Gallery at Indian Palms development will have 73 homes with 3 bedroom and 2 or 3 bathrooms. Mid 500's. Models will be built at Odlum & Barrymore. There will be 32 units built at Aspire. When completed, there will be over 2500 homes in Indian Palms.

Old Business

1. Identification of Security Patrol Focus by each HOA – Heliaus checkpoints

Update: There is new GPS driven technology that will assist security patrols at the checkpoints including those each HOA designates. Started the process of implementing with IP 4700 and after festivals will circulate through other HOAs. Work in progress.

2. IPCA Website Q&A and Handout for Residents

No update.

New Business

No new business.

Next Meeting

Wednesday, May 11, 2022 @ 6pm, via ZOOM

Adjourn Meeting

Rea Phillips moved to adjourn meeting. Raul Cabada seconded. All approved. The meeting ended at 7:37 pm.

Respectfully submitted,

Marne McCluskey, IPMA Liaison

The Indian Palms Advisory Council, is a committee of the Indian Palms Community Association, (Master Association), comprised of the Resort and board members of HOA's, dedicated to improving the quality of Indian Palms life by:

- building community through positive partnerships, communication, and transparency;
- disseminating relevant information,
- working together to propose the resolution of common issues, and
- initiating actions for the benefit of residents and stakeholders.