

**INDIAN PALMS COUNTRY CLUB HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS REGULAR MEETING MINUTES
February 15, 2022**

A regular meeting of the Board of Directors of the Indian Palms Country Club Homeowners Association was held on Tuesday, February 15, 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
Nicolas Evans, Co-Community Manager | Personalized Property Management
Approximately 23 homeowners.

CALL TO ORDER Vice President Elke Botta called the meeting to order at 5:01 p.m.

CANDIDATE FORUM & ANNUAL MEETING

Annual Meeting, March 29, 2022 – Each candidate will have 10 minutes for a bio about themselves and questions from the owners (4 candidates running for 3 seats):

1. Sandy Stewart (Incumbent) – Ms. Stewart gave her candidate statement for the 2022 Board of Directors Election and answered questions.
2. Lynn Shawn – Mrs. Shawn gave her candidate statement for the 2022 Board of Directors Election and answered questions.
3. Bob Spielberger – Mr. Spielberger gave his candidate statement for the 2022 Board of Directors Election and answered questions.
4. Phillip Goose was not present for the forum.

The annual meeting ballot will be mailed in about 10 days and will include the candidate vote, approval of the 2021 annual minutes, the IRS resolution and a short-term rental CC&R amendment to a minimum of 14 days, as approved by the Board.

AGENDA ADDITIONS None.

HOMEOWNER FORUM #1

The following topics were discussed during the homeowners' forum: new HOA Rules & Regs the Board is reviewing and will probably send out after the annual meeting for the owner 28 comment period, IPAC meeting updates, LSC staff not checking memberships at the pool and courts, comments on tennis courts being re-striped to be dual courts on #3, questions, and comments on STR restrictions and rules, praise to Mrs. Botta's Board report from last month, and additional complaints regarding short term rentals and the negative impacts.

APPROVAL OF MINUTES

The Board reviewed the minutes of the January 18, 2022, regular session meeting. After discussion, ***motion to approve the meeting minutes from the January 18, 2022, regular session meeting as presented made by Mr. Cutugno, seconded by Ms. Stewart, motion carried.***

FINANCIAL REPORT

IPCCA - For the January 2022 month end, the bank balance in the Pacific Western Operating account was \$278,532.54 and the Wells Fargo Operating account was \$742,395.50. The Reserve account balance was \$3,080,250.20. Total assets: \$4,176,043.41. After review and discussion, ***motion to approve the IPCCA January 2022 financials for filling as presented by PPM made by Mr. Cutugno, seconded by Ms. Stewart, motion carried.***

Lifestyle Center - For the January 2022 month end, the bank balance in the Lifestyle Center Pacific Western Operating account was \$383,710.02 The Reserve account balance was \$369,156.72. Total assets: \$753,536.19. After review and discussion, ***motion to approve the Lifestyle Center January 2022 financials for filling as presented by PPM made by Mr. Cutugno, seconded by Ms. Stewart, 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 None.

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. Additionally, the Board reviewed four (4) homeowner appeals:
 - a. 49610 Lincoln – Plant new mesquite tree in front yard – The Board reviewed an appeal letter from the homeowner, resulting from a denied application from the Architectural Committee to plant a mesquite tree in the front yard of this home. The Committee noted that the mesquite tree did not conform to the surrounding area and the size of the tree could become severely overgrown and impede on neighboring properties. After discussion, the Board agreed to ask the Committee to re-consider the installation of the mesquite tree (or similar) once additional information on the surrounding trees is collected.
 - b. 82590 Delano – Paint rear and side fence – The Board reviewed an appeal letter from the homeowner, resulting from a denied application from the Architectural Committee to paint the back and side fencing of this home green, an unapproved color for the HOA. After discussion, the Board agreed to uphold the Committee’s decision to deny the application to paint the fencing green.
 - c. 82676 Redford – install two (2) Hong Kong Orchid trees – The Board reviewed an appeal letter from the homeowner, resulting from a denied application from the Architectural Committee to install two (2) Hong Kong Orchid trees in the front yard of this home. The Committee noted that the trees were not suitable for the area as they did not conform with the rest of the streets landscape.

Additionally, the trees grow too large and may be difficult to maintain. After discussion, the Board agreed to uphold the Committee's decision to deny the installation of the Hong Kong Orchid trees.

- d. 49495 Redford – Exterior Paint, Fascia & Garage Door – The Board reviewed an appeal letter from the homeowner, resulting from a denied application from the Architectural Committee to paint the fascia and garage doors of this home Metal Fringe, a color not approved within the HOA. After discussion, the Board agreed to uphold the Committee's decision to deny the color chosen in this application.
2. Lakes Committee – Ms. Ruegsegger gave an update on the status of the lake projects.
 3. Facilities & Maintenance Committee – Nothing to report.
 4. Lifestyle Center Committee – Ms. Lounsbury gave her LSC Committee report on their recent meeting, including an update on the new backboard and new tarps for the court areas.
 - a. Aerobics Room Proposals – The Board reviewed proposal 47161 from Out-Fit for the addition of a new equipment tower storage rack in the amount of approximately \$1,100.00. Additionally, Ms. Ruegsegger will be seeking proposals from Out-fit for an additional wall mounted bracket and for her to pick up new hand weights at Big Five. After discussion, ***motion to accept the proposal 47161 from Out-Fit for the tower storage rack and the wall mount brackets and hand weights, not to exceed \$2,500.00 made by Mr. Cutugno, seconded by Ms. Stewart, motion carried.***
 - b. Upgrades Discussion – Concrete in front of pool area and pickle ball court upgrades – Mrs. Botta summarized the previous proposal that was approved for the installation of concrete in front of the pool area. Ms. Ruegsegger suggested to work with Bob Spielberger to come up with a design for the concrete in that area. Mr. Cutugno summarized his findings on building small retaining walls around the concrete pad behind the pickleball courts, as well as the additional of small steps for accessibility.

OLD BUSINESS

Festivals – Parking and Patrol Masters – The Board discussed not enforcing the HOA overnight parking rules during the 2022 music festivals; additionally, the Board reviewed pricing, information, and estimates for additional patrols and guards during the festival weekends. After discussion, ***motion to suspend the HOA overnight parking rules during the 2022 music festivals made by Mr. Cutugno, seconded by Ms. Stewart, motion carried.***

Motion to accept the special security patrol service for the 2022 festival weekends from Patrol Masters, to add one additional patrol rover to patrol on Fridays from 11 a.m. to 7 p.m. (all 3 weekends) at the satellite pools, for an additional \$661.68, made by Cutugno, seconded by Ms. Stewart, motion carried.

Motion to accept the special security patrol service for the 2022 festival weekends from Patrol Masters, to add one additional officer to oversee the Lifestyle Center from 11 a.m. to 7 p.m. (all 3 weekends, Fri., Sat., & Sun.) at the satellite pools, for an additional \$2,520.00, made by Cutugno, seconded by Ms. Stewart, motion carried.

NEW BUSINESS

Liens (10) – After discussion, ***motion to approve lien authorization on APN #'s 614-520-056, 614-520-055, 614-530-034, 614-540-034, 614-591-029, 614-640-015, 614-560-021, 614-560-007, 614-540-071, and 614-510-070 made by Mr. Cutugno, seconded by Ms. Stewart, motion carried.***

2022-2023 Insurance Renewal – The Board reviewed the insurance renewal proposal presented by LaBarre/Oksnee, in the amount of \$38,506.69, for the 2022-2023 insurance coverage premium. After discussion, ***motion to accept the 2022-2023 insurance renewal proposal from LaBarre/Oksnee, in the amount of \$38,506.69, made by Mr. Cutugno, seconded by Ms. Stewart, motion carried.***

CORRESPONDENCE & OTHER

Formation of a Finance Committee – The Board reviewed a suggestion from Joanie Thompson, currently on the LSC Committee, to form a Finance Committee. The Committee would assist in reviewing the HOA’s financial status and issue recommendations to the Board as needed. After discussion, ***motion to approve the formation of the IPCCCA Finance Committee, with Joanie Thompson as the Committee Chair, made by Mr. Cutugno, seconded by Ms. Stewart, motion carried.***

Appointment of Architectural Committee Member – The Board reviewed a new application from Becky Elkins to be appointed to the Architectural Committee. After discussion, the Board agreed with Ms. Ruegsegger, in asking Ms. Elkins if she should be interested in joining the newly formed Finance Committee. Ms. Ruegsegger will handle.

Review of LSC Suggestions – The Board reviewed suggestions made by LSC members through the suggestion box. No action.

MANAGEMENT REPORTS

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

HOMEOWNER FORUM #2

The following topics were discussed during the homeowners’ forum: refresh of the main gate and Monroe, wood fence near the 48-exit gate (not part of IPCCCA), suggestion on forming an STR Committee to oversee the problem rentals along with more dialogue on STR issues and the availability of the meetings minutes.

NEXT MEETING DATE 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 6:53 p.m. on a motion duly made and seconded.

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

Approved:

Matt Cutugno

4.26.22

Matt Cutugno, Secretary

Date