

INDIAN PALMS COUNTRY CLUB HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS REGULAR MEETING MINUTES
April 26, 2022

A regular meeting of the Board of Directors of the Indian Palms Country Club Homeowners Association was held on Tuesday, April 26, 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

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

ALSO PRESENT

Shelly Ruegsegger, Senior Community Manager | Personalized Property Management
Nicolas Evans, Co-Community Manager | Personalized Property Management
Approximately 26 homeowners.

NOT PRESENT

Sandy Stewart, Treasurer

CALL TO ORDER

President Matt Cutugno called the meeting to order at 5:01 p.m.

AGENDA ADDITIONS

None.

APPROVAL OF MINUTES

The Board reviewed the minutes of the February 15, 2022, regular session meeting. After discussion, ***motion to approve the meeting minutes from the February 15, 2022, regular session meeting as presented made by Mrs. Botta, seconded by Mrs. Schaan, motion carried.***

FINANCIAL REPORT

IPCCA - For the March 2022 month end, the bank balance in the Pacific Western Operating account was \$298,512.88 and the Wells Fargo Operating account was \$741,958.29. The Reserve account balance was \$2,542,174.66. Total assets: \$3,582,645.04. After review and discussion, ***motion to approve the IPCCA February & March 2022 financials for filling as presented by PPM made by Mrs. Botta, seconded by Mr. Spielberger, motion carried.***

Lifestyle Center - For the March 2022 month end, the bank balance in the Lifestyle Center Pacific Western Operating account was \$398,581.49 The Reserve account balance was \$384,935.83. Total assets: \$783,517.32. After review and discussion, ***motion to approve the Lifestyle Center January 2022 financials for filling as presented by PPM made by Mrs. Botta, seconded by Mr. Spielberger, 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

Mr. Cutugno reported on the recent and upcoming Association projects, including discussions on the Cochran Ranch lots being annexed into IPCCCA, discussion on forming an STR ad-hoc committee and meeting with two members of the Board and Ms. Ruegsegger as the liaisons, LSC exterior work including exterior painting of the building and other upgrades, pickle and bocce ball court upgrades, and other general grounds upgrades at the LSC.

HOMEOWNER FORUM #1

Nothing to report at this time.

OLD BUSINESS

Draft Rules and Regulations – After discussion, ***motion to distribute the newest draft Rules and Regulations to the membership for 28-day comment period, after attorney review, made by Mrs. Botta, seconded by Mr. Spielberger, motion carried.***

NEW BUSINESS

Liens (6) – After discussion, ***motion to approve lien authorization on APN #'s 614-480-025, 614-550-005, 614-550-057, 614-560-025, 614-460-023, and 614-540-029 made by Mrs. Botta, seconded by Mr. Spielberger, motion carried.***

2021 Financial Review – After discussion, ***motion to accept the 2021 Financial Review as presented by Beck and Company, CPA's for owner distribution and filing made by Mrs. Botta, seconded by Mrs. Schaan, motion carried.***

COMMITTEE REPORTS

1. Architectural & Landscape Committee – Mrs. Gilmartin reported on the architectural applications recently submitted (her report was included in the Board packet for review). Minutes of the last meeting were also included in the packet.
2. Lakes Committee – Ms. Ruegsegger gave an update on the status of the lake projects.
3. Lifestyle Center Committee – Nothing to report at this time. The Board is reviewing items (upgrades) to potentially start, including the exterior painting of the LSC building.
 - a. Appointment of a new Tennis Rep. – After discussion, ***motion to appoint Robert Sussman as John Mason's replacement as the LSC Tennis Rep. made by Mrs. Schaan, seconded by Mrs. Botta, motion carried.*** After further review, it was discovered that Mr. Sussman is not part of IPCCCA and is not a deeded LSC Member. Therefore, he can not be on the LSC Committee.
4. Finance Committee – Nothing to report at this time.
5. IPAC Report – Mr. Spielberger gave his IPAC report including the recent DBA name change for the IPCA (IPMA), minutes for the IPAC meeting are available on the IPMA website, and Allied Universal (front gate guard service) is patrolling the whole community.

CORRESPONDENCE & OTHER

Nothing to report at this time.

MANAGEMENT REPORTS

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

HOMEOWNER FORUM #2

The following topics were discussed during the homeowners' forum: welcoming of the new Board Members, homeowners to contact Ms. Ruegsegger in advance if a homeowner concern is to be longer than three minutes, status of concrete being poured in the golf cart parking area of the LSC, and a question on whether the Board or Management comments on social media posts pertaining to Indian Palms.

NEXT MEETING DATE

Regular Meeting – May 17, 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 5:42 p.m. on a motion duly made and seconded.

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

Approved:

Bob Spielberger

5.17.22

Bob Spielberger, Secretary

Date