

**INDIAN PALMS COUNTRY CLUB HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS REGULAR MEETING MINUTES  
May 17, 2022**

A regular meeting of the Board of Directors of the Indian Palms Country Club Homeowners Association was held on Tuesday, May 17, 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  
Sandy Stewart, Treasurer  
Lynn Schaan, Director

**ALSO PRESENT**

Shelly Ruegsegger, Senior Community Manager | Personalized Property Management  
Nicolas Evans, Co-Community Manager | Personalized Property Management  
Approximately 15 homeowners.

**CALL TO ORDER**

President Matt Cutugno called the meeting to order at 5:04 p.m.

**HOMEOWNER FORUM #1**

The following items were discussed during the first open forum: mention of building a dog park, President's report and speeding throughout the community.

**APPROVAL OF MINUTES**

The Board reviewed the minutes of the April 26, 2022, regular session meeting. After discussion, ***motion to approve the meeting minutes from the April 19, 2022, regular session meeting as presented made by Mrs. Botta, seconded by Mr. Spielberger, motion carried.***

**FINANCIAL REPORTS**

**IPCCA** - For the April 2022 month end, the bank balance in the Pacific Western Operating account was \$308,811.94 and the Wells Fargo Operating account was \$492,100.55. The Reserve account balance was \$2,658,817.35. Total assets: \$3,524,579.88. After review and discussion, ***motion to approve the IPCCA April 2022 financial for filling as presented by PPM made by Ms. Stewart, seconded by Mrs. Schaan, motion carried.***

**Lifestyle Center** - For the April 2022 month end, the bank balance in the Lifestyle Center Pacific Western Operating account was \$405,950.76. The Reserve account balance was \$389,897.41. Total assets: \$797,126.17. After review and discussion, ***motion to approve the Lifestyle Center April 2022 financial for filling as presented by PPM made by Mrs. Botta, seconded by Mrs. Schaan, motion carried.***

(Full Financial Statements and GL Transaction Reports are emailed to the board prior to the meeting by Ms. Ruegsegger).

Excess Operating Funds Transfer IPCCA – Ms. Ruegsegger asked the Board to consider moving excess funds from the WF (Wells Fargo) operating into the WF reserve account to assist in reserve fund replenishment from the recent lake projects. Will be done in September when the current operating account CDs mature. After discussion, *motion to approve transferring \$300,000.00 from the Wells Fargo operating account to the Wells Fargo reserve account made by Mrs. Botta, seconded by Ms. Stewart, motion carried.*

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 the discussions on the annexation of the Cochran Ranch lots into IPCCA, potentially purchasing additional space for LSC parking, potentially charging a fee to homeowners to register their STR’s with the HOA and contribute to “wear and tear” of common areas, moving towards IPMA fully taking over patrolling IPCCA by reducing the duties of Patrol Masters, and plans moving forward with the new bathrooms for the LSC and grounds renovations. A Notice of Default was approved at the Executive meeting earlier today for APN# 614-420-017.

### OLD BUSINESS

None.

### NEW BUSINESS

Liens (4) – After discussion, *motion to approve lien authorization on APN #'s 614-480-041, 614-480-025, 614-550-057, and 614-430-012 made by Mrs. Botta, seconded by Mr. Spielberger, motion carried.*

Neighborhood Watch/ Rules – Tabled.

### COMMITTEE REPORTS

1. Architectural & Landscape Committee – Mrs. Gilmartin reported on the architectural applications recently submitted by way of her report 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. Royal Vista & Reflections are complete, and we will be moving on to Enchantment next.
3. Lifestyle Center Committee
  - a. LSC Bathroom – Ms. Ruegsegger to re-bid the project for more up to date pricing.
  - b. Golf Cart Parking – The Board reviewed already submitted estimates from Vintage Outdoors, Vantage Point Construction, and F&F Construction to convert the DG space outside of the LSC main pool into golf cart parking/concrete. Mr. Spielberger summarized the bids received, outlining the different options and designs. After discussion, *motion to accept Vantage Point Construction estimate to reconstruct the golf cart parking area outside the LSC pool, in the amount of \$30,531.00, made by Mr. Spielberger, seconded by Mrs. Schaan, motion carried.*

- c. Grass Area Between Pool & Monroe Wall – Mr. Cutugno noted the potential plans for what could be built in this area, including outdoor activities for the LSC are in the works. The Board asked for homeowners to write into Ms. Ruegsegger with ideas to be presented to the Board for consideration.
4. Finance Committee
  - a. Committee Charter – The Board reviewed the draft charter submitted for the Finance Committee. Joannie Thompson and Ms. Stewart would head this Committee with Shelly’s assistance. Tabled for additional Board review.
  - b. Volunteers Finance Committee – Tabled for additional Board review.
5. IPAC Report – Ms. Stewart gave her IPAC meeting report.

CORRESPONDENCE & OTHER

None.

HOMEOWNER FORUM #2

The following topics were discussed during the second open forum: questions on the Finance Committee, questions about the Cochran Ranch lots, thank you to the Board for looking into the exterior LSC upgrades, perhaps the Board can come up with a work plan to map out future projects for the community, questions on payments for the Master Dues, questions about setting up an online survey to see what projects homeowners want to see the Board take on, and additional comments about the LSC upgrades.

NEXT MEETING DATE

Regular Meeting – June 21, 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 5:56 p.m. on a motion duly made and seconded.

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

Approved:

*Bob Spielberger*

*6.21.22*

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Bob Spielberger, Secretary

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Date