

**INDIAN PALMS COUNTRY CLUB HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS REGULAR MEETING MINUTES
June 21, 2022**

A Regular Meeting of the Board of Directors of the Indian Palms Country Club Homeowners Association was held on Tuesday, June 21, 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 25 homeowners.

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

HOMEOWNER FORUM #1

The purpose of the homeowner's forum is to allow owners to ask the Board any questions or provide comments & feedback on any topic of their choice (3 minutes per person).

The following was discussed during the first open forum: questions about the new Gallery Homes on the Cochran Ranch property being part of the LSC, resurfacing of the Delano pool and cleaning of the LSC pool.

APPROVAL OF MINUTES

The Board reviewed the minutes of the May 17, 2022, Regular Session meeting. After discussion, ***motion to approve the meeting minutes from the May 17, 2022, Regular Session meeting as presented made by Ms. Stewart, seconded by Mrs. Schaan, motion carried.***

FINANCIAL REPORTS

IPCCA - For the May 2022 month end, the bank balance in the Pacific Western Operating account was \$277,613.94 and the Wells Fargo Operating account was \$492,069.71. The Reserve account balance was \$2,617,537.16. Total cash assets: \$3,387,220.81. After review and discussion, ***motion to approve the IPCCA May 2022 financial for filling as presented by PPM made by Mrs. Botta, seconded by Ms. Stewart, motion carried.***

Lifestyle Center - For the May 2022 month end, the bank balance in the Lifestyle Center Pacific Western Operating account was \$412,068.49. The Reserve account balance was \$397,987.28. Total cash assets: \$810,055.77. After review and discussion, ***motion to approve the Lifestyle Center May 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).

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 upgrades being done to the hardscape around the LSC facilities. Additionally, Mr. Cutugno asked homeowner, Greg Ott to comment on the recent Burrtec trash issues. Also, Mr. Cutugno stated the Board is working on the next lake build project for Enchantment East and West with proposals and plans coming shortly. We hope to start this early 2023. The new Helios software of IPMA's is using a checkpoint system for their roaming patrol throughout the community and signage for IPCCCA is being changed out and maintained by IPMA for uniformity throughout the complex.

OLD BUSINESS

Set Date to Review Owner Comments regarding the Draft Rules & Regulations and Fine & Enforcement Policy after the 28 day comment period for homeowners has passed – tentatively set for July 19, 2022.

NEW BUSINESS

Liens (11) – After discussion, *motion to approve lien authorization on APN #'s 614-330-082, 614-330-081, 614-480-025, 614-584-018, 614-580-014, 614-480-072, 614-550-057, 614-510-006, 614-440-049, 614-540-071, and 614-330-089 made by Mrs. Botta, seconded by Mr. Spielberg, motion carried.*

Approve Reserve Studies IPCCCA & LSC – The Board reviewed proposals from SCT Reserve Consultants to perform a Level III Financial Update reserve studies for IPCCCA and the LSC. After discussion, *motion to accept the proposals from SCT Reserve Consultants to perform Level III Financial Updates, in the amounts of \$800.00 for IPCCCA and \$675.00 for the LSC, made by Mrs. Botta, seconded by Mrs. Schaan, motion carried.*

Discussion on Trash, Heliaus Check Points, Allied Universal Patrol, Community Signage, Miscellaneous – Reported on in the President's report.

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 Renovation Committee – Ms. Ruegsegger gave an update on the status of the lake projects and Mr. Cutugno gave updates in his President's Report.
3. Lifestyle Center Committee – The LSC Committee report was included in the Board packet.

4. IPAC Report – Mr. Cutugno gave the IPAC meeting report including the projects IPMA is working on to improve the exterior and entrance of the community.

CORRESPONDENCE & OTHER

None.

MANAGEMENT REPORTS

Reviewed, no action.

HOMEOWNER FORUM #2

The following topics were discussed during the second open forum: none.

NEXT MEETING DATE

July & August 2022 – Dark (meetings to be added at the Boards discretion)

Regular Meeting – September 20, 2022 – Time TBD – via ZOOM

ADJOURNMENT

With no further business to be brought before the board at this time, the meeting was adjourned at 5:44 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

Bob Spielberger, Secretary

Date