

**INDIAN PALMS COUNTRY CLUB HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS REGULAR MEETING MINUTES
September 20, 2022**

A Regular Meeting of the Board of Directors of the Indian Palms Country Club Homeowners Association was held on Tuesday, September 20, 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, Assistant Community Manager | Personalized Property Management
Approximately 12 homeowners.

NOT PRESENT

Elke Botta, Vice President

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: concerns about the LSC pool cleaning and questions on trailers parked in RV driveways and behind owner gates.

APPROVAL OF MINUTES

The Board reviewed the minutes of the June 21, 2022, Regular Session meeting. After discussion, *motion to approve the meeting minutes from the June 21, 2022, Regular Session meeting as presented made by Ms. Stewart, seconded by Mr. Spielberger, motion carried.*

FINANCIAL REPORTS

IPCCA - For the July 2022 month end, the bank balance in the Pacific Western Operating account was \$258,526.64 and the Wells Fargo Operating account was \$442,278.63. The Reserve account balance was \$2,2485,431.16. Total cash assets: \$3,263,349.46. After review and discussion, *motion to approve the IPCCA June and July 2022 financial statements for filling as presented by PPM made by Ms. Stewart, seconded by Mrs. Schaan, motion carried.*

Lifestyle Center - For the July 2022 month end, the bank balance in the Lifestyle Center Pacific Western Operating account was \$427,934.58. The Reserve account balance was \$377,699.59. Total cash assets: \$807,013.62. After review and discussion, *motion to approve the Lifestyle Center May 2022 financial statements for filling as presented by PPM made by Ms. Stewart, 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 to include the upcoming Enchantment Lake project to begin in 2023. Ms. Ruegsegger reported on the topics discussed in the Executive Session earlier today, including minutes, contracts, legal, violations, and collections.

OLD BUSINESS

Gallery Homes Annexation – Ms. Ruegsegger gave an update on the 73 new lots being annexed into IPCCA formally known as Cochran Ranch near the Jackson gate.

NEW BUSINESS

Liens (4) – Liens to be included in the October packet for approval due to PPMs new accounting system setup transpiring currently.

Approval for Consent Calendar – The Board was emailed a consent calendar (attached) dated 9/20/2022, outlining several items for Board approval. After discussion, *motion to accept the attached Consent Calendar dated 9/20/2022, excluding item #3, made by Mrs. Schaan, seconded by Mr. Spielberg, motion carried.*

COMMITTEE REPORTS

1. Architectural & Landscape Committee – Mrs. Gilmartin was not present. Ms. Ruegsegger reported on the architectural applications recently submitted by way of her report. Minutes of their 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 regarding the Enchantment Lake project starting in 2023.
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 safety and security for the community.

CORRESPONDENCE & OTHER

None.

MANAGEMENT REPORTS

Reviewed, no action.

HOMEOWNER FORUM #2

The following topics were discussed during the second open forum: question on golf course vendors and when they can begin work, comments on community violations and lake projects.

NEXT MEETING DATE

Regular Meeting – October 18, 2022 – 5:00 p.m. – 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
Assistant Community Manager – IPCCCA & LSC

Approved:

Bob Spielberger

10.18.22

Bob Spielberger, Secretary

Date

INDIAN PALMS COUNTRY CLUB ASSOCIATION

Memorandum

Date: 9/20/22
To: Board of Directors
From: Shelly Ruegsegger, Senior Community Manager
Subject: Consent Calendar

Board,

Seeking approval of all items under the Consent Calendar unless you would like to “pull” or “table” an item:

Lifestyle Center:

1. Proposal to patch 15 repair and patch 15 locations of the LSC pool deck. Laguna Falls – 4,250.00 – **Paid from Reserves**
2. Proposal to repair rusted areas and paint the pool wrought iron, gate, and pillars. Recommend same colors as the Master recently painted on the exterior Monroe wall. Vantage Point Construction – 4499.08 – **Paid from Reserves**
3. Proposal to place a slanted curb along the edge of the new contract in front of the pool and paint it yellow to prevent tripping and for proper water drainage. Vantage Point Construction – 2972.25 – **Paid from Operating**
4. ORR Builders – New Restrooms in pool area – (sought out 4 bidders, only received 1 back). \$298,518.00 – Paid for from Operating – The prior board has been saving for this project. You have, at the end of July, \$427,934. **sitting in operating for this project**. If you spend the 300K you are left with 127K. Rule of thumb is to have at least 3 months operating costs in your operating account. 1 month is 43,320.
5. PSS – security beams installed across the inside of the pool area. If tripped, they will trigger a call to the guard shack or to PSS’s monitoring company who will then call whomever the board designates. PSS – 5495.00. **Paid from Operating**.

IPCCA

1. Request to replace the coating, repair cracks, install depth markers, new expansion joints etc. to the Cochran & Delano pool decks. Laguna Falls – Delano 15,600.00 / Cochran 16,200.00 – **Paid from Reserves**