



## **INDIAN PALMS** *Advisory Council*

**November 9, 2022 @ 5:30 pm**  
**Hangar 19**

### **MEETING MINUTES**

The meeting was called to order at 5:35 pm.

#### **Attendees**

Raul Cabada (HOA 1), Robert Rich (HOA 1 guest), Robyn Clever (HOA 2), Trish McConnell (HOA 2 guest), Jerry Tack (HOA 5 and 18), Joe Hilton (HOA 7), Don Kallio (HOA 7 guest), Cam Gaudet (HOA 12), Mark French (HOA 14), Rea Phillips (HOA 15), Jack Brown (4700), Silvia Aslan (HOA 4827), Samantha Abraham (Resort), Marne McCluskey (IPMA Liaison)

#### **October Minutes**

Raul Cabada moved to accept the October minutes. Jerry Tack seconded the motion. All approved.

#### **Indian Palms Garage Sale**

At the request of homeowners, a garage sale in the Indian Palms Resort parking lot is being planned for February 18, 2023, when most snowbirds will be here. IPMA will disseminate garage sale information to homeowners.

Guest speakers Cheryl Craig and Diane Stroud shared information about the garage sale held in the Indian Palms Resort parking lot in 2016. It required a city permit and the committee handled many other details over about three months as they prepared for it. It required about a \$200 budget. One lesson learned from it was that it was not a good idea to post notices on mailboxes as the paint comes off. Permit is posted by hanging on table.

Cheryl and Diane noted that several IP residents requested allowing garage sales at resident homes in addition to the central Resort location and having garage sale twice a year.

After discussion, Raul Cabada made a motion to restrict the garage sale in the Resort parking lot. Joe Hilton seconded.

#### **Motion discussion:**

- Many HOA CC&R's do not permit garage sales,
- Many expressed security concerns about outsiders entering Indian Palms for garage sale,
  - IPMA noted that they could add security staff that day for an additional cost;
  - With newly enhanced security, IPMA is better able to track attendees; and
  - Cost of garage sale space could include extra security cost offset.
- Condo residents are close to their neighbors and may not appreciate garage sale next to them.
- Expanding garage sale locations could be considered for future garage sales.

Motion passed.

Raul Cabada will convene a committee to begin the organization of the event.

## **IPMA Update**

### **Security Update**

#### **Security Staff**

Jack reports that all security staff now report to Phillip Frank, the new dedicated Manager whose sole responsibility is for IP Security and staff. He is available 24/7 for emergencies. Optimistic that he will have a positive impact on the culture change needed with the staff. Two IPAC members relayed that they had a positive experience with him. For example, he helped an HOA IPAC member review a video footage that helped with an investigation.

It was noted that Phillip Frank's voicemail needs to be set up. The new email to reach him is [security@indianpalmsma.com](mailto:security@indianpalmsma.com)

#### **Moving Vendors from Main Gate**

In the past, vendors avoided getting a transponder because of its expense. This causes more congestion at the main gate. Now vendors will be able to get a transponder for \$25 subject to vetting and renewal every year so IPMA can review usage and ensure appropriate access.

Effective January 1, 2023, vendors will not be allowed through the front gate. They will be directed to the 50<sup>th</sup> gate kiosk where they can press a button to call the front gate. Security staff can then interview them and open the gate if approved for entry.

Security is programmed to allowed vendors access from 6:00am to 6:00pm Monday through Saturday.

#### **Tailgaters**

There was an incident where a resident helped a non-resident enter the property. Security Staff have been instructed to report any tailgating situations. If individuals are flaunting the rules, their transponder may be turned off.

### **Street Maintenance**

Contract has been signed to grind and resurface Doolittle and Heifitz just before Alda. After HOA 2 completes a gutter repair project, the street renovation project will commence – probably the beginning of January. After that, the northeast sector will be slurried.

IPMA and IPCCA have continued discussing how IPCCA might rejoin the Street Trust. This will eliminate the problem of half of a street being the responsibility of IPMA and the other half IPCCA. One entity can be responsible for the entire street.

### **Landscaping Update**

Rea reported that the replacement palms are in at 48<sup>th</sup> and Monroe and the plants are blossoming down from 48<sup>th</sup> on Monroe. Lost a few hibiscuses that need to be replaced at the monument. Scalping done at the corner monument and rock is in everywhere. The ring lights on the palm trees at the entry went out after the big rain. They were installed by a previous contractor and Rea is problem solving to resolve issue.

An IPAC member noted that there are gopher holes in several areas. IPMA has a contract with a pest control company to monitor gophers on a regular basis so they will be advised.

There are 150 trees on the perimeter (not palm trees). Rea is evaluating whether some can be trimmed every other year to reduce expense.

### **Legal Update**

Jack met with the IPMA attorney to discuss what the Master Association can do to help the community monitor streets. He learned that IPMA has jurisdiction and can put a program in place to issue fines and citations for traffic violators in Indian Palms. IPAC participants discussed ways to ensure accountability including removing transponder access.

### **Street Drainage at Eisenhower and Odium**

There has been a drainage problem at this intersection when there are heavy rains. It has been unclear who has jurisdiction so it can be fixed. HOA 4700 requested that Roto Rooter evaluate the situation. Turns out that there is a drainage pump that transfers the water to the sewer. However, the drainage pump has failed. No one knows who is responsible for the sump pump that has been in place since the 80's, but IPMA is taking the lead in getting it fixed.

### **HOA & Resort Updates**

There were no updates.

### **Questions**

#### **What is the status of the Aspire project? Gallery Homes?**

The Aspire property is in the process of being sold to a company that will convert the units to long term rentals.

**Gallery Homes** will start breaking ground in a month.

### **IPAC Meeting**

A member requested starting the meeting at 5pm and having it via ZOOM. It is better for Hangar 19 to start at 5:30pm but future meetings will include the option of participating in person or via ZOOM.

### **Old Business**

#### **IP Garage Sale**

See above.

#### **Indio's New Trash Collection Plan**

Indio and Burrtec have signed a contract formalizing the new food waste regulations. The focus will be on commercial accounts first. Later it will include residents.

#### **Towing Template Agreement**

Four HOA's have signed the agreement giving Allied Universal the authority to tow vehicles. HOA's interested in the same are urged to present to their board of directors and then contact PPM.

#### **Signage**

If you want to update your HOA's generic signs (e.g. stop signs and speed limit signs) around your HOA at IPMA expense, contact Shelly or Nick and provide them with the details including a good description of exactly where you wish the signs to be installed. As agreed in a previous meeting, speed limit signs will be 20 mph.

### **New Business**

No new business.

**Next Meeting**

Wednesday January 11, 2023 @ 5:30 pm, Hangar 19 and ZOOM

**Adjourn Meeting**

Rea Phillips moved to adjourn meeting. Robyn Clever seconded. All approved. The meeting ended at 7: 15pm.

**Respectfully submitted,**

**Marne McCluskey, IPMA Liaison**

The Indian Palms Advisory Council, is a committee of the Indian Palms Master Association, comprised of the Resort and board members of HOA's, dedicated to improving the quality of Indian Palms life by:

- building community through positive partnerships, communication, and transparency;
- disseminating relevant information,
- working together to propose the resolution of common issues, and
- initiating actions for the benefit of residents and stakeholders.