



INDIAN PALMS *Advisory Council*

March 8, 2023 @ 5:30 pm
Hangar 19 and ZOOM

MEETING MINUTES

The meeting was called to order at 5:36 p.m.

Attendees

Raul Cabada (HOA 1), Jerry Tack (HOA 5), Cam Gaudet (HOA 12), Mark French (HOA14), Rea Phillips (HOA 15), Jack Brown (4700), Silvia Aslan (4827), Rod Duncan (HOA 18), Samantha Abraham (Resort), Trish (Resort), Clara Vera (Burrtec), Sara Toyoda, City of Indio), Marne McCluskey (IPMA Liaison)

Guest Presentation – Upcoming food Waste Recycling Program

Clara Vera, Burrtec's Municipal Marketing Manager

Sara Toyoda, city of Indio's Environmental Programs Coordinator

California's new organics recycling law (SB1383) requires that the City of Indio roll out a new organics program which builds upon already existing state recycling laws. All single- and multi-family homes and businesses are required to sort food scraps and yard waste into an organics bin. This will help the Valley and State target greenhouse gases. This is also important because compost does not need to be in landfills and two landfills in the Coachella Valley, and others statewide, have already closed and waste must be trucked out of the Coachella Valley.

The City and Burrtec met with members of the Master Association to tour the community. Trash collection in Indian Palms has historically been different than many other communities (e.g. it is not automated due differences), and also has single family, commercial and attached HOA's. And because Indian Palms has a complicated structure, (19 HOA's with different ways of storing and collecting trash, recycle and greens, including space constraints,) the City of Indio and Burrtec are working with IPAC to plan an implementation that will address these differences yet be as standardized and as efficient as possible.

Most residents of Indian Palms will have 3 standard containers but for those with space constraints, there will be modified standard containers. Clara Vera and Sara Toyoda will attend a future IPAC meeting to discuss the results of their study about the result of their study for modified containers in Indian Palms.

Indian Palms residents will receive notices and flyers about what to expect. There will also be an education campaign about what to put in the trash, recycle and organics bins because down the road there will be fines and restrictions for putting things in the wrong bin (grey – trash, blue – recycle and green – organics and yard waste).

HOA's will need to revisit their Rules and Regulations to address these new food waste regulations. The property owners of STR's will be responsible for ensuring compliance by their renters. Residents will also need to consider whether walk-up service or curbside service best meets their compliance needs.

Suggestion made by IPAC member to use doggie compostable bags to line the organic bins.

More information is available at <https://indioorganics.org/>

February Minutes

Jerry Tack moved to accept the February minutes as presented. Jack Brown seconded the motion. All approved.

IPMA Update

Landscaping Report

IPMA is waiting for the landscaper to work on current projects so not a lot new to report. One of the palms has once again failed at Avenue 48 and Monroe. The expert who has provided the palms believes it was overwatered. The Resort has agreed to let IPMA improve and convert the area where security personnel park at the front gate to desert scape.

Transponders Available

Presumably because of increased security at the front gate and resulting increased wait times, there was a huge increase of residents who didn't have a transponder requesting one. As a result, there were none available for four days. However, IPMA now has 500 available and plans to have an increased inventory in the future.

Indian Palms Security Improvements

Security has improved as staff is validating every vehicle that enters. While residents have requested improved security, it has increased wait times and related frustration.

New Technology to Address Longer Security Lines

Since last September, IPMA has implemented new security features including recent ones that are addressing the longer lines at the front gate. Now, the security vendor has introduced another security feature that can also help with the long lines. IPMA plans a slow launch and more information on this new feature will be available soon. **One of the IPAC members reminded all that improving security at Indian Palms is a "Marathon, not a 5K."**

Vendor Access

Because of the front gatehouse remodel, vendor access to the Avenue 50 gate was delayed until March 1. Beginning 3/15/23, IPMA will provide a notice to vendors that they can gain access via the Avenue 50 gate and the Jackson Gate if they have a transponder.

HOA & Resort Updates

Resort Update

Like many Indian Palms residents, the Resort had tree damage from 60 mph winds during the windstorms. They are working to trim the trees and clean up areas.

Parking Citation Notice & Towing Agreement

(See Towing Agreement under Old Business)

Coachella Music Festival Preparation

IPMA participated in a meeting with the City of Indio, Indio Police, and GoldenVoice. As it was last year, the City will be shutting down Avenue 50, but they agreed that using the car stickers to identify Indian Palms residents was effective in 2022 and they will allow that again. IPMA will be sending an email blast to IP residents to let them know how and when they can get their sticker.

To alleviate traffic at the Monroe gate, the transponder lane will again be shut down during peak festival times and converted to two guest lanes. Security personnel will process both guest lanes. This was a successful strategy last year.

The City will again completely shut down Monroe Street to vehicle traffic at the end of each Festival day. We don't know when they will announce the shutdown each night but when they do, the Security Personnel will move to the Jackson gate and manually process vehicles entering Indian Palms from there.

Old Business

Street Sweeping (and Street Trust)

Member inquired whether other HOA's are interested in transitioning responsibility for street sweeping to IPMA Street Trust. Many are paying for this but it's unknown how many HOA's are. There was interest in doing this if it didn't increase costs. Standardizing makes sense. This led to a discussion about the Street Trust and whether it should be restructured and include street maintenance, street sweeping and speed bumps. All residents drive on all streets not just their HOA street. It might make more sense to think about the street trust based on the entire community. Might be more cost effective to have IPMA administer it and HOA's pay a fee per door.

IP Garage Sale

Update: The garage sale was a big success. Thanks to Lynn Schaan and committee for organizing. Discussion about future garage sales will be on April agenda.

Indio's New Trash Collection Plan

Update: Most residents of Indian Palms will have 3 standard containers but for those with space constraints, there will be modified standard containers. Clara Vera and Sara Toyoda will attend a future IPAC meeting to discuss the results of their study regarding modified containers in Indian Palms.

Indian Palms Parking Rules Administration

Parking violations are an issue including HOA's that don't allow overnight parking. How can HOA's utilize IPMA's Security Personnel to issue citations to those that violate HOA parking rules? One roadblock to easily doing this is there are 18 HOA's and there are different rules. Rules can be different on different sides of the street. IPAC discussion about how to simplify parking and other rules throughout the IP community. HOA's interested in having IPMA Security help with parking violations should send their specific parking requirements to start the process. See also Towing Template Agreement.

Towing Template Agreement

Update: Another HOA has signed the towing agreement. It is needed in order for IPMA security to issue parking or towing citations. If signed, any HOA Director can contact Phillip Frank, Security Manager, to discuss a violation and action required.

Five HOA's have signed the agreement giving Allied Universal the authority to tow vehicles. HOA's have car tagged or towed or issue a parking citation. The process is explained in the agreement Those HOA's interested can obtain the agreement from PPM and then can present it to their board of directors. PPM can facilitate the process.

Signage

There will be new speed bump signs and speed limit signs where the new speed bumps were installed. The contractor who installed the speed bumps discovered that one of them was not at specifications. They will lengthen and grind it down along with other adjustments to the other bumps. If an HOA wants to update their HOA's generic signs (e.g. stop signs and speed limit signs) 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 April 5, 2023 @ 5:30 pm, Hangar 19 and ZOOM. *(Subsequent to this meeting, date changed to April 6, 2023.)*

Adjourn Meeting

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

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.