

**INDIAN PALMS COUNTRY CLUB HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS REGULAR MEETING MINUTES  
January 17, 2023**

A Regular Meeting of the Board of Directors of the Indian Palms Country Club Homeowners Association was held on Tuesday, January 17, 2023, 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 10 homeowners.

**CALL TO ORDER**

President Matt Cutugno called the meeting to order at 5:01 p.m.

**AGENDA ADDITIONS**

None.

**HOMEOWNER FORUM #1**

The purpose of the homeowner's forum is to allow owners to relay to the Board any concerns or provide comments & feedback on any topic of their choice (3 minutes per person). The following was discussed during the first open forum: None.

**APPROVAL OF MINUTES**

The Board reviewed the minutes of the November 15, 2022, Regular Session meeting. After discussion, *motion to approve the meeting minutes from the November 15, 2022, Regular Session meeting as presented made by Ms. Stewart, seconded by Mr. Spielberger, motion carried.*

**FINANCIAL REPORTS**

IPCCA - For the month end of November 2022, the bank balance in the Pacific Western Operating account was \$247,838.76 and the Wells Fargo Operating account was \$492,204.78. The Reserve account balance was \$2,493,311.96. Total cash assets: \$3,233,355.50. After review and discussion, *motion to approve the IPCCA October & November 2022 financial statements for filling as presented by PPM made by Mrs. Schaan, seconded by Ms. Stewart, motion carried.*

**Lifestyle Center** - For the month end of November 2022, the bank balance in the Lifestyle Center Pacific Western Operating account was \$470,962.79. The Reserve account balance was \$380,048.27. Total cash assets: \$851,011.06. After review and discussion, *motion to approve the Lifestyle Center October & November 2022 financial statements for filing as presented by PPM made by Mrs. Schaan, seconded by Mr. Spielberger, motion carried.* (Full Financial Statements and GL Transaction Reports are emailed to the Board prior to the meeting)

Transfer to Reserves – Ms. Ruegsegger suggested the Board of Directors consider transferring \$250,000.00 from the LSC Wells Fargo Operating Account into the Lifestyle Center Reserve Account. After discussion, *motion to approve transferring \$250,000.00 from the Wells Fargo Operating account into the Wells Fargo Reserve account, made by Mr. Spielberger, seconded by Mrs. Schaan, 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.

#### EXECUTIVE SESSION/ PRESIDENT'S REPORT

Mr. Cutugno reported that the following items were discussed in the Executive Session held prior to this meeting: minutes, contracts, legal, collections, violations. Additionally, Mr. Cutugno noted that the Board discussed combining the security efforts of IPMA and IPCCCA to better manage crime, parking, and other issues within the community.

#### UNFINISHED BUSINESS

None.

#### NEW BUSINESS

Liens (0)

#### COMMITTEE REPORTS

1. Architectural & Landscape Committee – Mrs. Gilmartin 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 Enchantment Lake project.
3. Lifestyle Center Committee – The LSC Committee report was included in the Board packet. Additionally, Ms. Ruegsegger gave an update on the plans to build a new restroom in the pool area. The item will be on the next annual ballot so that homeowners can decide for or against the building. LSC Committee Member, Jonnie Thomson, gave a report to the Board regarding the replacement of the LSC spin bikes. Updated pricing was presented to replace the spin bikes, due to their age. After discussion, *motion to approve the purchasing of new spin bikes for the LSC, NTE \$22,500.00 made by Mrs. Schaan, seconded by Mrs. Botta, motion carried.*

Mr. Spielberg discussed the changes that need to be made to the pickleball courts, including adding fencing/gates to assist in stopping the pickle balls while on the court. Tabled.

LSC Camera Integration – The Board discussed the possibility of integrating the LSC Cameras with IPMA cameras at the main gate. The Board would like to consider potential upgrades to be made to the LSC cameras before considering integration with the main gate camera system.

LSC Vending Machine – The Board discussed the possibility of renting/purchasing a vending machine for the LSC. Ultimately, the Board is concerned with potential vandalism issues and has agreed not to pursue this currently.

4. IPAC Report – Mrs. Schaan reported on the items discussed at the last IPAC meeting, including the process of adopting Rules and Regulations to assist in issues like speeding and towing throughout the community, as well as updates on the guard house renovations.
5. The Board discussed the possibility of forming a Finance Committee for the HOA. After discussion, *motion to form a Finance Committee made Mrs. Schaan, seconded by Mr. Spielberg, discussion, opposed by Mrs. Botta, Ms. Stewart, & Mr. Cutugno, motion failed.* Ms. Ruegsegger offered to have Joanie Thomson be a part of budget discussions for 2024 and to help her get familiar with the HOA's financials to assist the board.

#### CORRESPONDENCE & OTHER None

#### HOMEOWNER FORUM #2

The following topics were discussed during the second open forum: comments on the new Aspire lots, posting of Committee volunteers on the website, comments on issues with other HOA's, comments on the change in dues for 2023, questions on when the community pool decks will be resurfaced.

#### NEXT MEETING DATE

Regular – February 21, 2023 @ 5:00 PM – Via ZOOM

Annual Meeting – March 29, 2023 @ 5:00 PM – Via ZOOM

#### ADJOURNMENT

With no further business to be brought before the board at this time, the meeting was adjourned at 6:10 p.m. on a motion duly made and seconded.

Respectfully submitted, Nicolas Evans, CCAM, Co - Community Manager

Approved:

*Bob Spielberg*

*2.21.23*

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Bob Spielberg, Secretary

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Date