

**INDIAN PALMS COUNTRY CLUB HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS REGULAR MEETING MINUTES
October 18, 2022**

A Regular Meeting of the Board of Directors of the Indian Palms Country Club Homeowners Association was held on Tuesday, October 18, 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 14 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 on the community yard sale potential being started,

APPROVAL OF MINUTES

The Board reviewed the minutes of the September 20, 2022, Regular Session meeting. After discussion, *motion to approve the meeting minutes from the September 20, 2022, Regular Session meeting as presented made by Mr. Cutugno, seconded by Ms. Stewart, motion carried.*

FINANCIAL REPORTS

IPCCA - For the August 2022 month end, the bank balance in the Pacific Western Operating account was \$256,152.81 and the Wells Fargo Operating account was \$492,814.66. The Reserve account balance was \$2,510,256.95. Total cash assets: \$3,259,224.42. After review and discussion, *motion to approve the IPCCA August 2022 financial statements for filling as presented by PPM made by Mrs. Botta, seconded by Mrs. Schaan, motion carried.*

Lifestyle Center - For the August 2022 month end, the bank balance in the Lifestyle Center Pacific Western Operating account was \$439,083.50. The Reserve account balance was \$380,514.98. Total cash assets: \$819,598.46. After review and discussion, *motion to approve the Lifestyle Center August 2022 financial statements for filing as presented by PPM made by Mrs. Botta, seconded by Ms. Stewart, 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.

EXECUTIVE SESSION/ PRESIDENT'S REPORT

Ms. Ruegsegger reported that the following items were discussed in the Executive Session held prior to this meeting: minutes, contracts, legal, collections, violations, and other. Mr. Cutugno reported on the recent and upcoming Association projects including the building of the new LSC bathrooms, efforts in IPCCCA rejoining the IPMA Street Trust, and updates on the master HOA security stepping into a larger role in IPCCCA.

OLD BUSINESS

Gallery Homes Annexation – Ms. Ruegsegger gave an update on the 73 new lots being annexed into IPCCCA. Concerns have been brought to the Boards attention regarding the increase in people traffic at the LSC facilities due to these new homes.

NEW BUSINESS

Liens (13) – After discussion, *motion to approve lien authorization on APN #'s 614-530-034, 614-550-005, 614-640-047, 614-430-022, 614-440-041, 614-480-025, 614-580-014, 614-592-003, 614-591-013, 614-630-034, 614-550-057, 614-540-071, & 614-520-080 made by Ms. Stewart, seconded by Mrs. Botta, motion carried.*

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. Mrs. Botta noted that the Architectural Committee will no longer be accepting new ARC Applications if homeowners have not submitted completion notices for prior approved projects. Mr. Evans to review if PPM's new management software will allow a flag to be alerted in the event a home has opened escrow and has a pending ARC case.
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. Mr. Spielberger gave updates on the upcoming re-design projects being started at the LSC in 2023, including the building of the of the new restrooms and expansions to

current aspects of the facilities. Additionally, the Board reviewed a suggestion to install vending machines at the LSC facilities. No action at this time.

4. IPAC Report – Mrs. Schaan gave the IPAC meeting report including the projects IPMA is working on to improve safety and security for the community.

CORRESPONDENCE & OTHER

Free Book Library – The Board discussed the possibility of allowing a free book library to be displayed somewhere in the community, avoiding having individual homeowners host their own library in their yards. Ms. Ruegsegger suggested at the two satellite pools. No action currently.

MANAGEMENT REPORTS

Reviewed, no action.

HOMEOWNER FORUM #2

The following topics were discussed during the second open forum: concern about speeders in the community, lighting issues within the community specifically at HOA #6, additional comments on the community library book box, and comments on the improvements made to the security at the main gate.

NEXT MEETING DATE

Regular Meeting – November 15, 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 5:52 p.m. on a motion duly made and seconded.

Respectfully submitted,
Nicolas Evans, CCAM
Assistant Community Manager – IPCCCA & LSC

Approved:

Bob Spielberger

11.15.22

Bob Spielberger, Secretary

Date