

**INDIAN PALMS COUNTRY CLUB HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS REGULAR MEETING MINUTES
February 21, 2023**

A Regular Meeting of the Board of Directors of the Indian Palms Country Club Homeowners Association was held on Tuesday, February 21, 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
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 9 homeowners.

NOT PRESENT

Elke Botta, Vice President

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 January 17, 2022, Regular Session meeting. After discussion, *motion to approve the meeting minutes from the January 17, 2023, Regular Session meeting as presented made by Mrs. Schaan, seconded by Ms. Stewart, motion carried.*

FINANCIAL REPORTS

IPCCA - For the January 2023 month end, the bank balance in the Pacific Western Operating account was \$204,320.78 and the Wells Fargo Operating account was \$492,749.70. The Reserve account balance was \$2,230,344.91. Total cash assets: \$3,227,415.39. After review and discussion, *motion to approve the IPCCA January 2023 financial statement for filling as presented by PPM made by Mrs. Schaan, seconded by Ms. Stewart, motion carried.*

Lifestyle Center - For the January 2023 month end, the bank balance in the Lifestyle Center Pacific Western Operating account was \$518,398.88. The Reserve account balance was \$374,950.61. Total cash assets: \$893,349.49. After review and discussion, *motion to approve the Lifestyle Center January 2023 financial statement for filing as presented by PPM made by Mrs. Schaan, seconded by Ms. Stewart, motion carried.*

(Full Financial Statements and GL Transaction Reports are emailed to the Board prior to the meeting)

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. Mr. Spielberg was asked to give a brief report on the upgrades being performed at the Lifestyle Center.

IPAC REPORT

Mrs. Schaan gave a report on the items discussed at the last IPAC meeting, noting some of the items the Master HOA is working on to improve the community.

UNFINISHED BUSINESS

Inspector of Elections – Ms. Ruegsegger stated there is one person who has come forward as Beverly Gilmartin.

NEW BUSINESS

Liens (14) – After discussion, *motion to accept the lien authorizations for the APN #'s 614-592-011, 614-510-070, 614-520-086, 614-460-058, 614-560-021, 614-580-001, 614-540-034, 614-420-017, and 614-520-016 made by Ms. Stewart, seconded by Mr. Spielberg, motion carried.*

Festival Parking Reprieve Discussion – The Board discussed the dates to allow parking rule reprieve for the 2023 Coachella and Stagecoach festivals. After discussion, *motion to approve the parking reprieve for the weekends of April 14th-16th, April 21st-23rd, and April 24th- 26th for the Festival Weekends, made by Ms. Stewart, seconded by Mrs. Schaan, motion carried.* Ms. Ruegsegger to post on the website.

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 Board packet. The Committee will be starting to form a new color pallet for the HOA. Additionally, the Board reviewed an application for a new ARC Committee member. After discussion, *motion to accept Tandra Kimberlin as the newest member of the A&L Committee made by Mrs. Schaan, seconded by Ms. Stewart, motion carried.*
2. Lifestyle Center Committee – The LSC Committee report was included in the Board packet. Additionally, the Board reviewed correspondence regarding the addition of more spin classes.

After discussion, *motion to extend spin classes from 3 to 5 per week, until May 1st, 2023, or as the demand declines, made by Mrs. Schaan, seconded by Mr. Spielberg, motion carried.*

CORRESPONDENCE & OTHER

None.

HOMEOWNER FORUM #2

The following topics were discussed during the second open forum: comments on the condition of the lights on the pillars of the LSC pool. They will be replaced in the near future.

NEXT MEETING DATE

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

Regular Meeting – April 18, 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 5:31 p.m. on a motion duly made and seconded.

Respectfully submitted,
Nicolas Evans, CCAM
Assistant Community Manager

Approved:

Bob Spielberg

4.18.23

Bob Spielberg, Secretary

Date