

**INDIAN PALMS COUNTRY CLUB HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS REGULAR MEETING MINUTES
April 18, 2023**

A Regular Meeting of the Board of Directors of the Indian Palms Country Club Homeowners Association
was held on Tuesday, April 18, 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

Lynn Schaan, President
Bob Spielberger, Vice President
Lynn Abrahamson, Secretary
Sandy Stewart, Treasurer
Empty, Director

ALSO PRESENT

Shelly Ruegsegger, Senior Community Manager | Personalized Property Management
Nicolas Evans, Assistant Community Manager | Personalized Property Management
Approximately 24 homeowners.

CALL TO ORDER

President Lynn Schaan called the meeting to order at 5:01 p.m.

AGENDA ADDITIONS

None.

EXECUTIVE SESSION/ PRESIDENT'S REPORT

Mrs. Schaan reported that the following items were discussed in the Executive Session held prior to this meeting: minutes, contracts, legal, collections, and violations. Additionally, Mrs. Schaan thanked the prior Board for the past work and reported on other items such as the resignation of the current manager of the Lifestyle Center, the new bathroom project underway May 1, 2023, the Enchantment Lakes re-build will start May 1, 2023, also. IPMA and IPCCCA are engaging in a tow agreement, and violations have decreased as of late.

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: flashing stop sign on Pacino, questions on a potential dog park for the Community, and thank you to the Board for their work.

APPROVAL OF MINUTES

The Board reviewed the minutes of the February 21, 2022, Regular Session meeting. After discussion, *motion to approve the meeting minutes from the February 21, 2023, Regular Session meeting as presented made by Ms. Stewart, seconded by Mrs. Abrahamson, motion carried.*

FINANCIAL REPORTS

IPCCA - For the February 2023 month end, the bank balance in the Pacific Western Operating account was \$674,277.52 and the Wells Fargo Operating account was \$492,907.30. The Reserve account balance was \$2,555,518.81. Total cash assets: \$3,229,796.33. After review and discussion, *motion to approve the IPCCA February 2023 financial statement for filling as presented by PPM made by Mrs. Abrahamson, seconded by Mr. Spielberger, motion carried.*

Lifestyle Center - For the February 2023 month end, the bank balance in the Lifestyle Center Pacific Western Operating account was \$501,035.44. The Reserve account balance was \$333,832.46. Total cash assets: \$834,867.90. After review and discussion, *motion to approve the Lifestyle Center February 2023 financial statement for filling as presented by PPM made by Mrs. Abrahamson, seconded by Mr. Spielberger, motion carried.*

Full Financial Statements and GL Transaction Reports are emailed to the Board prior to the meeting through Vantaca.

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.

IPAC REPORT - None.

UNFINISHED BUSINESS - None.

NEW BUSINESS

Liens (3) – After discussion, *motion to accept the lien authorizations for the APN #'s 614-582-012, 614-510-009 and 614-520-085 made by Ms. Stewart, seconded by Mr. Spielberger, motion carried.*

Odlum Speed Bumps Proposal Form IP #18 – The Board reviewed correspondence and price points for redoing the speed bumps (turning them into speed humps like Hiefitz) on Odlum and Biery. Because these two streets are shared by IPCCA, IPMA & IP #18, the Board of IP #18 has asked IPCCA to share a portion of the cost. IPCCA has been asked to pay \$3,158.33 for their side of the streets. After discussion, *motion to accept the proposal presented by IP #18 for the cost sharing of removing and redoing speed bumps on Odlum, NTE \$3,158.33, made by Mr. Spielberger, seconded by Mrs. Abrahamson, 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 Board packet. Ms. Gilmartin noted that a few homeowners have installed fake ivy coverings on their fences, without approval. These homeowners are being contacted individually for removal.
2. Lifestyle Center Committee – The LSC Committee report was included in the Board packet. The following items were discussed with the Board:
 - a. Exterior Painting of the Gym Building – The Board reviewed an estimate from Vantage Point Construction to paint the exterior of the LSC building. After discussion, *motion to accept the estimate from Vantage Point Construction*

to paint the exterior of the LSC gym building, in the amount of \$9,182.51, along with the already approved proposal to paint the pool fencing once the bathrooms if built, made by Mrs. Abrahamson, seconded by Mr. Spielberger, motion carried.

- b. Pool Pilar Light Fixtures – The Board reviewed an estimate from Grayco Electric to replace the existing light fixtures on the top of the pillars around the main LSC pool. After discussion, motion to accept the estimate from Grayco Electric to install new lights at the tops of the main pool pillars, in the amount of \$4,478.00, color black made by Mrs. Abrahamson, seconded by Mr. Spielberger, motion carried.
- c. Handicap Parking at LSC – The Board reviewed a suggestion from a homeowner to have a handicap parking space for golf carts at the LSC. After discussion, motion to seek an estimate and move forward with the painting of a handicap parking space for golf carts at the LSC, made by Mr. Spielberger, seconded by Mrs. Abrahamson, motion carried.
- d. Tint for Gym Doors & Windows – The Board reviewed a suggestion from a homeowner to have the windows and doors at the LSC gym building tinted to keep the heat out. After discussion, motion to seek an estimate and move forward with the installation of window tint for the LSC gym front doors made by Mr. Spielberger, seconded by Mrs. Abrahamson, motion carried.
- e. Update on Other Improvements – Mr. Spielberger reported that only minor clean up items are needed resulting from the recent DG installation. He will work with Ms. Ruegsegger to complete. All other projects have been finished.

CORRESPONDENCE & OTHER - None.

HOMEOWNER FORUM #2

The following topics were discussed during the second open forum: comments of the speed bumps throughout the community, questions on updating the color schemes for the community for exterior home painting, and comments on the City of Indio increase in sewer charges to owners.

NEXT MEETING DATE

Regular Meeting – May 16, 2023 @ 5:52 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:

Lynn Abrahamson

5.16.23

Lynn Abrahamson, Secretary

Date