

**INDIAN PALMS COUNTRY CLUB HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS REGULAR MEETING MINUTES
June 20, 2023**

A Regular Meeting of the Board of Directors of the Indian Palms Country Club Homeowners Association was held on Tuesday, June 20, 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

OTHERS PRESENT

Shelly Ruegsegger, Senior Community Manager | Personalized Property Management
Nicolas Evans, Assistant Community Manager | Personalized Property Management
Approximately 16 homeowners.

CALL TO ORDER

President Lynn Schaan called the meeting to order at 5:00 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 forum was moved to the end of the meeting and will be that way going forward.

APPROVAL OF MINUTES

The Board reviewed the minutes of the May 16, 2022, Regular Session meeting. After discussion, ***motion to approve the minutes from the May 16, 2023, Regular Session meeting as presented made by Ms. Stewart, seconded by Mr. Spielberger, motion carried.***

FINANCIAL REPORTS

IPCCA - For the month end of May 2023, the bank balance in the Pacific Western Operating account was \$592,042.68 and the Wells Fargo Operating account was \$431,058.51. The Reserve account balance was \$2,059,280.83. Total cash assets: \$2,651,323.51. After review and discussion, ***motion to approve the IPCCA May 2023 financial statement for filling as presented by PPM made by Mrs. Abrahamson, seconded by Ms. Stewart, motion carried.***

Lifestyle Center - For the month end of May 2023, the bank balance in the Lifestyle Center Pacific Western Operating account was \$431,858.51. The Reserve account balance was \$236,950.17. Total cash assets: \$670,706.13.

After review and discussion, *motion to approve the Lifestyle Center May 2023 financial statement for filling as presented by PPM made by Mr. Spielberg, seconded by Mrs. Abrahamson, 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.

PRESIDENTS 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 reported on updates of the current lakes being remodeled, as well as the newly formed IPCCCA and IPMA street agreement that was approved by the Board but must be reviewed by legal counsel next. Mrs. Schaan also noted that all issues regarding the HOA and rule enforcement need to be reported to the management company.

UNFINISHED BUSINESS

Finance Committee – Mrs. Schaan summarized the importance of a finance committee to assist the Board in items such as budgeting. The Committee would be formed on an as needed basis. After discussion, *motion to form a Finance Committee for the 2024 budget process made by Ms. Stewart, seconded by Mr. Spielberg, motion carried.*

NEW BUSINESS

Liens (7) – After discussion, *motion to approve the lien authorizations for APN #'s 614-550-029, 614-594-011, 614-560-027, 614-440-009, 614-260-029, 614-591-013, and 614-540-067, made by Ms. Stewart, seconded by Mr. Spielberg, motion carried.*

Lennar Lake Basin Landscape Refresh – The Board reviewed an estimate from Vintage Outdoors to enhance the landscape at Lennar Lake, in the amount of \$30,625.00. The estimate includes new plants, boulders, DG, and initiation demolition of the area. Tabled.

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.
2. Lifestyle Center – The following items were discussed with the Board:
 - a. Handicap Parking Space Update – Mr. Spielberg commented on the motion from the May 16, 2023, meeting, approving the handicap golf cart parking to be located near the front door of the LSC. After discussion, *motion to change and amend the motion made at the May 16, 2023, regular meeting and adjust the proposed location of the handicap golf cart parking space to the rear of the LSC, by the back door, made by Mr. Spielberg, seconded by Ms. Stewart, motion carried.*

CORRESPONDENCE & OTHER

Owner Letter – The Board reviewed a letter from a homeowner, outlining the lack of ADA accommodation at recently renovated lakes. Ms. Ruegsegger noted that the Board should consider making one lake more ADA complaint to accommodate those that need it. This will be discussed further at the next meeting once the Board members have had a chance to review which lake may be most favorable.

HOMEOWNER FORUM #2

The following topics were discussed during the second open forum: comments on the lakes and ADA access, and positive comments on the finance committee formation.

NEXT MEETING DATE

Dark – July & August 2023

Regular Meeting – September 19, 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 5:42 p.m. on a motion duly made and seconded.

Respectfully submitted,
Nicolas Evans, CCAM
Assistant Community Manager

Approved:

Lynn Abrahamson

Lynn Abrahamson, Secretary

9.19.23

Date