

**INDIAN PALMS COUNTRY CLUB HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS REGULAR MEETING MINUTES  
September 19, 2023**

A Regular Meeting of the Board of Directors of the Indian Palms Country Club Homeowners Association was held on Tuesday, September 19, 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  
Lynn Abrahamson, Secretary  
Sandy Stewart, Treasurer  
Matt Cutugno, Director

**OTHERS PRESENT**

Shelly Ruegsegger, Senior Community Manager | Personalized Property Management  
Nicolas Evans, Assistant Community Manager | Personalized Property Management  
Approximately 9 homeowners.

**NOT PRESENT**

Bob Spielberg, Vice President

**CALL TO ORDER**

President Lynn Schaan called the meeting to order at 5:00 p.m.

**AGENDA ADDITIONS**

None.

**APPROVAL OF MINUTES**

The Board reviewed the minutes of the June 20, 2023 & the July 12, 2023, Regular Session meetings. After discussion, *motion to approve the minutes of the June 20, 2023 & July 12, 2023, Regular Session meetings as presented made by Ms. Stewart, seconded by Mrs. Abrahamson, motion carried.*

**FINANCIAL REPORTS**

IPCCA – For the month end of July 2023, the bank balance in the Pacific Western Operating account was \$46,218.63 and the Wells Fargo Operating account was \$501,932.41. The Reserve account balance was \$2,004,820.79. Total cash assets: \$2,552,971.83. After review and discussion, *motion to approve the IPCCA June-July 2023 financial statements for filling as presented by PPM made by Mr. Cutugno, seconded by Mrs. Abrahamson, motion carried.*

Lifestyle Center – For the month end of July 2023, the bank balance in the Lifestyle Center Pacific Western Operating account was \$275,861.79. The Reserve account balance was \$247,915.03. Total cash assets: \$525,884.27. After review and discussion, *motion to approve the Lifestyle Center June-July 2023 financial statements for filling as presented by PPM made by Mr. Cutugno, seconded by Mrs. Abrahamson, 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.

### PRESIDENTS REPORT

Mrs. Schaan reported that the following items were discussed in the Executive Session held prior to this meeting: minutes, legal, collections, and violations.

Additionally, Mrs. Schaan made comments on and reminded homeowners that homeowner/member/Board etiquette is important at the LSC, and that “bad behavior” will not be tolerated. Members are to respect other members, the LSC staff, PPM staff and the Board of Directors.

### UNFINISHED BUSINESS

Draft LSC Rules & Regulations & Fee Schedule – The Board summarized the latest re-draft of the LSC Rules & Regulations & Fee Schedule. After discussion, *motion to approve the new draft LSC Rules & Regulations & Fee Schedule for a 28-day comment period to the membership made by Ms. Stewart, seconded by Mr. Cutugno, 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 Mr. Cutugno, seconded by Ms. Stewart, motion carried.*

### COMMITTEE REPORTS

1. Enchantment Lake & LSC Restroom Updates – Ms. Ruegsegger gave an update on the Enchantment Lake project, noting that the recent storm had caused damage to the new lake, causing some delays in construction. Additionally, the LSC bathrooms are tentatively scheduled for completion at the end of November 2023.
2. Lifestyle Center – The Board reviewed a request to convert LSC tennis court #3 to a hybrid court for tennis and pickleball. The Board agreed not to pursue this at this time as it would take away from the tennis court players.
3. 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.
  - a. Draft Paint Colors – The Board reviewed a report and recommendations from the committee on adding the following new colors as approved Behr colors for stucco paint: Swiss Coffee, Abbey Stone, Grey Mist, Dove, Ginger Sugar, Desert Khaki, and Sandstone Cliff. This item will be tabled for next month’s meeting.
  - b. Architectural Application Appeal – The Board reviewed an ARC appeal from 82132 Hopkins, stating that they would like to paint in more gray tones, as opposed to the currently approved colors. Mrs. Schaan asked the Committee to show the owner the new proposed colors to see if any of them fall in line with what they wish to paint their home. She also asked the Committee to work with these owners on a compromise.
4. Lifestyle Center –Nothing currently.

CORRESPONDENCE & OTHER

ADA Accommodation – The Board re-reviewed a request from an owner to add ADA ramps at the lake close to their home. At this time, there is nothing being considered.

HOMEOWNER FORUM #2

The following topics were discussed during the second open forum: comments on the new paint colors being proposed, comments on the new trash cans, compliments to the LSC staff for their great attitudes, comments on the cleanliness and lights at the LCS, comments on proposing a town hall meeting if the Board considers an increase in dues, comments on the frequency of inspections by the Board and PPM, comments on what street work is being done, and comments on plans for some of the remaining lakes.

NEXT MEETING DATE

Regular Meeting – October 17, 2023 @ 5:00 PM – Via ZOOM or in person at the PTR.

ADJOURNMENT

With no further business to be brought before the board at this time, the meeting was adjourned at 5:57 p.m. on a motion duly made and seconded.

Respectfully submitted,  
Nicolas Evans, CCAM  
Assistant Community Manager

Approved:

*Lynn Abrahamson*

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Lynn Abrahamson, Secretary

*10.17.23*

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Date