

**INDIAN PALMS COUNTRY CLUB HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS REGULAR MEETING MINUTES  
October 17, 2023**

A Regular Meeting of the Board of Directors of the Indian Palms Country Club Homeowners Association was held on Tuesday, October 17, 2023, at 5:00 pm at the IPCC Palm Terrace Room.  
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 (Via Phone)  
Sandy Stewart, Treasurer  
Empty, Director

**OTHERS PRESENT**

Shelly Ruegsegger, Senior Community Manager | Personalized Property Management  
Nicolas Evans, Assistant Community Manager | Personalized Property Management  
Approximately 45 homeowners.

**CALL TO ORDER**

President Lynn Schaan called the meeting to order at 5:03 p.m.

**AGENDA ADDITIONS**

The Board received the immediate resignation of Director, Matt Cutugno, via email, prior to this meeting. After discussion, *motion to accept the resignation of Matt Cutugno, effective immediately made by Mr. Spielberger, seconded by Ms. Stewart, motion carried.*

**APPROVAL OF MINUTES**

The Board reviewed the minutes of the September 19, 2023, Regular Session meeting. After discussion, *motion to approve the minutes of the September 19, 2023, Regular Session meeting as presented made by Ms. Stewart, seconded by Mr. Spielberger, motion carried.*

**FINANCIAL REPORTS**

IPCCA – For the month end of September 2023, the bank balance in the Pacific Western Operating account was \$546,510.77 and the Reserve account balance was \$1,732,193.48. Total cash assets: \$2,278,704.25. After review and discussion, *motion to approve the IPCCA August & September 2023 financial statements for filling as presented by PPM made by Ms. Stewart, seconded by Mr. Spielberger, motion carried.*

Lifestyle Center – For the month end of September 2023, the bank balance in the Lifestyle Center Pacific Western Operating account was \$217,636.21. The Reserve account balance was \$254,311.28. Total cash assets: \$471,947.49. After review and discussion, *motion to approve the Lifestyle Center August & September 2023 financial statements for filling as presented by PPM made by Mr. Spielberger, seconded by Ms. Stewart, 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 reported on the recent HOA projects and processes the Board would like to ensure homeowners follow when it comes to community issues.

Prior to this meeting the following Notice of Defaults were approved at the 10.17.23 Executive meeting: APN #'s 614-580-001, 614-520-016, 614-520-086, 614-510-070, 614-540-034, 614-560-021, & 614-420-017.

### UNFINISHED BUSINESS

2023 Holiday Parking Reprieve – The Board discussed the dates for parking reprieves for the upcoming Thanksgiving and Christmas Holidays. The reprieve dates will be the same as prior years.

Enchantment Lake Update – Ms. Ruegsegger gave an update on the Enchantment Lake rebuilt, noting that the lakes themselves are completed. The landscaping and lighting will be completed within the next several weeks.

### NEW BUSINESS

Liens (17) – After discussion, *motion to approve the lien authorizations for APN #'s 614-440-009, 614-595-003, 614-630-007, 614-510-009, 614-510-019, 614-580-014, 614-560-027, 614-591-008, 614-591-013, 614-260-029, 614-582-012, 614-550-029, 614-540-070, 614-440-009, 614-592-011, 614-440-003, 614-560-007, made by Ms. Stewart, seconded by Mr. Spielberg, motion carried.*

### COMMITTEE REPORTS

1. Architectural & Landscape Committee – Mrs. Gilmartin reported on the architectural applications recently submitted by way of her report. Minutes of the Committee’s last meeting was also included in the Board packet.
  - a. Updated Paint Color Schemes – The Board reviewed the two (2) new proposed colors schemes as presented by the Committee. After discussion, *motion to accept the two (2) new proposed color schemes from Behr Paint as presented below, made by Mr. Spielberg, seconded by Ms. Stewart, motion carried.*

#### Scheme 1

Body – Ginger Sugar, MQ3-18  
Trim – Sandstone Cliff, 750C-3  
Accent – Desert Khaki, N310-4

#### Scheme 2

Body – Dove, HDC-MD-21  
Trim – Grey Mist, HDC-CT-21  
Accent – Abbey Stone, MQ2-56

## 2. Lifestyle Center

- a. Rules & Regulations & Update Fee Schedule – Ms. Ruegsegger noted that the mailing for 28-day comment period for LSC proposed rule and fee schedule changes were sent on 10/11/2023. No action currently. Final approval will be at the November meeting.
- b. Update Items: Ms. Ruegsegger gave updates on the LSC projects including the pool deck work, wrought iron fence painting, and the newly constructed bathrooms at the pools.

### CORRESPONDENCE & OTHER

Parking Accommodation – The owner of 82570 Delano has requested that the Board permit the proposed passenger van as an approved vehicle to be parked in their driveway. The van does not fit in the garage and will not have any individuals living inside. This item has been tabled at this time.

LSC Guest Usage – The Board received correspondence from the owner of 82391 Coolidge, noting that they do not agree that a “guest” is limited to someone that stays at their home overnight. The owner states that a guest is any individual that visits an LSC deeded homeowner. The Board noted the comments and indicated they would be reviewed.

### HOMEOWNER FORUM

The following topics were discussed during the homeowners open forum: comments on the wrought iron fencing repairs at the LSC, a request for an additional bike rack at the LSC, comments on the size pavers used at the LSC spa, request for handicap access at one of the new lakes, bougainvillea around the tennis court timers being overgrown, parking patrol and safelist codes, barriers for the trash cans being visible from the street, violations around the community, common area landscaping and if there are plans to refresh some of the landscaping, adding speed limit signs on streets missing signage, obtaining a red line copy of the new proposed LSC rules, owner request for a new pool by the new Gallery Homes being built, STR’s using the LSC facilities, suggestions on charging administrative fees for time spent on STR’s, questions on the remaining lakes being rebuilt, and thanks to the Board for all they do from a new owner.

### NEXT MEETING DATE

Regular Meeting – November 14, 2023 @ 5:00 PM – via ZOOM or the IPCC Palm Terrace Room - TBD

### ADJOURNMENT

With no further business to be brought before the Board at this time, the meeting was adjourned at 6:12 p.m. on a motion duly made and seconded.

Respectfully submitted, Nicolas Evans, CCAM - Assistant Community Manager

Approved:

*Lynn Abrahamson*

*11.14.23*

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Lynn Abrahamson, Secretary

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Date