

INDIAN PALMS COUNTRY CLUB HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS REGULAR MEETING MINUTES

November 14, 2023

A Regular Meeting of the Board of Directors of the Indian Palms Country Club Homeowners Association was held on Tuesday, November 14, 2023, at 5:00 pm via ZOOM teleconference.

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 12 homeowners.

CALL TO ORDER

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

AGENDA ADDITIONS

Dual Striping of Court #3 under the LSC Committee.

APPROVAL OF MINUTES

The Board reviewed the minutes of the October 17, 2023, Regular Session meeting. After discussion, *motion to approve the minutes of the October 17, 2023, Regular Session meeting as presented made by Mrs. Abrahamson, seconded by Ms. Stewart, motion carried.*

FINANCIAL REPORTS

IPCCA – For the month end of October 2023, the bank balance in the Pacific Western Operating account was \$75,133.36. the Wells Fargo Operating Account was \$452,500.08 and the Reserve account balance was \$1,664,133.07. Total cash assets: \$2,191,766.51. After review and discussion, *motion to approve the IPCCA October 2023 financial statement for filling as presented by PPM made by Mr. Spielberger, seconded by Mrs. Abrahamson, motion carried.*

Lifestyle Center – For the month end of October 2023, the bank balance in the Lifestyle Center Pacific Western Operating account was \$122,907.19. The Reserve account balance was \$315,962.02. Total cash assets: \$488,604.06. After review and discussion, *motion to approve the Lifestyle Center October 2023 financial statement for filling as presented by PPM made by Ms. Stewart, seconded by Mr. Spielberger, 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, contracts, collections, and violations. Additionally, Mrs. Schaan reported on the recent HOA projects, including the work commencing in May of 2024 to resurface the LSC pool decking, and noting that the Board will be reviewing new contract for patrol services and street slurry in 2024.

UNFINISHED BUSINESS

Updated LSC Draft Rules & Regulations & Fee Schedule – The Board reviewed the responses from owners regarding the updated changes being made to the LSC documents. After discussion, *motion to adopt the updated LSC Rules and Regulations and Fee Schedule as presented, made by Mr. Spielberger, seconded by Mrs. Abrahamson, motion carried.*

NEW BUSINESS

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Strategic Planning – Mrs. Schaan reported that the Board will be implementing a survey via Survey Monkey for the 2025 budget discussions to gather information and input from IPCCCA homeowners.

2024 Draft Budget – IPCCCA & LSC – The Board reviewed the draft budgets are presented for both IPCCCA and the LSC for the upcoming 2024 fiscal year. After discussion, *motion to accept the 2024 draft budgets for IPCCCA and the LSC as presented, without a monthly assessment increase to homeowners, made by Mrs. Abrahamson, seconded by Ms. Stewart, 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.
2. Lifestyle Center – Mrs. Schaan summarized the Boards decision in re-instating the LSC Committee. The Committee is an essential part of IPCCCA in ensuring the LSC is being taken care of. The Committee will be made up of members from the different activity groups of the LSC so that each type of activity is represented fairly. The Committee will work with Ms. Ruegsegger on the day-to-day operations.
 - a. LSC Deck Work – This was addressed in the Presidents Report and will start May 2024.
 - b. Dual Court Striping, Court #3 – This item will be tabled at this time. The LSC Committee will meet to discuss this and present a plan to the Board for consideration.

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 (picture in the packet). The van does not fit in the garage and will not have any individuals living inside.

After discussion, *motion to approve the request for special accommodations to park a passenger van in the driveway on a permanent basis made by Mrs. Abrahamson, there was no second, the motion died.* The homeowner was present in the meeting to hear the decision.

HOMEOWNER FORUM

The following topics were discussed during the homeowner's open forum: questions on the new paint colors that the Board approved at the last meeting, comments on the annual meeting being done in person, questions on the survey being proposed for next year's budget discussions, comments on red curb striping when the road slurry is performed, and questions and comments on the trash can barriers the ARC Committee are approving to conceal trash cans.

NEXT MEETING DATE

December – Dark

January 5, 2024 – Open House - LSC

January 16, 2024 – Regular Meeting at 5:00p via ZOOM

March 19, 2024 – Annual Meeting at the PTR at IPCC at 5:00p

ADJOURNMENT

With no further business to be brought before the Board at this time, the meeting was adjourned at 6:09 p.m. on a motion duly made and seconded.

Respectfully submitted,
Nicolas Evans, CCAM
Assistant Community Manager

Approved:

Lynn Abrahamson

Lynn Abrahamson, Secretary

1.16.23

Date