

**INDIAN PALMS COUNTRY CLUB HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS REGULAR MEETING MINUTES
November 15, 2022**

A Regular Meeting of the Board of Directors of the Indian Palms Country Club Homeowners Association was held on Tuesday, November 15, 2022, at 5:00 pm via ZOOM Video Conferencing.
A quorum of Board members was present, and business was conducted as outlined herein.

DIRECTORS PRESENT

Matt Cutugno, President
Elke Botta, Vice President
Bob Spielberger, Secretary
Sandy Stewart, Treasurer

ALSO PRESENT

Shelly Ruegsegger, Senior Community Manager | Personalized Property Management
Nicolas Evans, Assistant Community Manager | Personalized Property Management
Approximately 25 homeowners.

NOT PRESENT

Lynn Schaan, Director

CALL TO ORDER

President Matt Cutugno called the meeting to order at 5:02 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 following was discussed during the first open forum: eyesore of the Vacation Club & HOA #6 with the trash dumpsters at the end of Barrymore, and comments on potentially expanding the color pallet for homeowners to choose from when painting their homes.

APPROVAL OF MINUTES

The Board reviewed the minutes of the August 3, 2022, Regular Session meeting. After discussion, *motion to approve the meeting minutes from the August 3, 2022, Regular Session meeting as presented made by Mrs. Botta, seconded by Mr. Spielberger, motion carried.*

The Board reviewed the minutes of the October 18, 2022, Regular Session meeting. After discussion, *motion to approve the meeting minutes from the October 18, 2022, Regular Session meeting as presented made by Mrs. Botta, seconded by Ms. Stewart, motion carried.*

FINANCIAL REPORTS

IPCCA - For the September 2022 month end, the bank balance in the Pacific Western Operating account was \$341,672.55 and the Wells Fargo Operating account was \$413,818.44. The Reserve account balance was \$2,460,253.41. Total cash assets: \$3,215,744.40. After review and discussion, *motion to approve the IPCCA September 2022 financial statements for filling as presented by PPM made by Mrs. Botta, seconded by Mr. Spielberg, motion carried.*

Lifestyle Center - For the September 2022 month end, the bank balance in the Lifestyle Center Pacific Western Operating account was \$471,519.63. The Reserve account balance was \$369,774.80. Total cash assets: \$824,646.47. After review and discussion, *motion to approve the Lifestyle Center September 2022 financial statements for filling as presented by PPM made by Mrs. Botta, seconded by Ms. Stewart, motion carried.*

(Full Financial Statements and GL Transaction Reports are emailed to the board prior to the meeting by Ms. Ruegsegger).

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.

EXECUTIVE SESSION/ PRESIDENT'S REPORT

Ms. Ruegsegger reported that the following items were discussed in the Executive Session held prior to this meeting: minutes, contracts, legal, collections, violations (specifically trash issues).

Mr. Cutugno reported on the recent and upcoming Association projects including the building of the new LSC bathrooms, efforts in IPCCA rejoining the IPMA Street Trust, and updates on the master HOA security stepping into a larger role for IPCCA. Additionally, the Board indicated that the 2023 annual elections will be conducted as they have in the past.

OLD BUSINESS

None.

NEW BUSINESS

Liens (0)

2023 Budget, IPCCA & LSC – The Board reviewed the 2023 draft budget as presented. Ms. Ruegsegger summarized the 2023 budget, including the \$15 increase in base dues for IPCCA, and indicating where the increase is being allocated to. Additionally, the LSC dues have no increase for 2023. After discussion, *motion to accept the 2023 budgets for IPCCA and the LSC as presented, showing an increase in the base IPCCA dues to \$110 per month, per owner, and with no increase to the LSC monthly dues, made by Mrs. Botta, seconded by Ms. Stewart, opposed by Mr. Spielberg, motion carried.*

2023 Reserve Study, IPCCA & LSC – The Board reviewed the 2023 Reserve Studies for IPCCA & the LSC as presented by SCT Reserve Consultants. Ms. Ruegsegger noted that currently, IPCCA is 62% funded and the LSC is 92% funded in reserves.

After discussion, *motion to accept the 2023 Reserve Studies for IPCCCA & the LSC as presented by SCT Reserves as presented made by Mrs. Botta, 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 their last meeting were also included in the packet.
2. Lakes Renovation Committee – Ms. Ruegsegger gave an update on the status of the lake projects and Mr. Cutugno gave updates in his President's Report regarding the Enchantment Lake project starting in March 2023.
3. Lifestyle Center Committee – The LSC Committee report was included in the Board packet. Mr. Cutugno noted the potential of hosting a sort of triathlon at the LSC, acting as a fundraiser and tournament for the different activities the LSC offers. Mr. Cutugno will provide additional updates as they become available.

Additionally, Mr. Spielberg gave updates on the upcoming re-design projects being started at the LSC in 2023, including the building of the of the new restrooms and expansions to current aspects of the facilities.

4. IPAC Report – Mrs. Schaan was not present at the meeting and unable to give her report.

CORRESPONDENCE & OTHER None.

MANAGEMENT REPORTS Reviewed, no action.

HOMEOWNER FORUM #2

The following topics were discussed during the second open forum: suggestion to potentially host a town hall next year so that any concerns can be discussed amongst homeowners and to meet neighbors, comments on Vintage Landscape services, and comments on reducing the costs of the future lake rebuild projects.

NEXT MEETING DATE

Dark – December 2022 & Regular Meeting – January 17, 2023 – 5:00 p.m. – via ZOOM

ADJOURNMENT

With no further business to be brought before the board at this time, the meeting was adjourned at 5:51 p.m. on a motion duly made and seconded.

Respectfully submitted, Nicolas Evans, CCAM - Assistant Community Manager

Approved:

Bob Spielberg, Secretary

Date