

**INDIAN PALMS COUNTRY CLUB HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS REGULAR MEETING MINUTES
January 16, 2024**

A Regular Meeting of the Board of Directors of the Indian Palms Country Club Homeowners Association was held on Tuesday, January 16, 2024, 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
Sandy Stewart, Treasurer
Empty, Director

OTHERS PRESENT

Shelly Ruegsegger, Senior Community Manager | Personalized Property Management
Nicolas Evans, Assistant Community Manager | Personalized Property Management
Approximately 4 homeowners.

CALL TO ORDER

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

There was a Notice of Default approved in Executive Session on 1.16.24 for APN #614-550-050.

AGENDA ADDITIONS

Valley Patio's estimate under Unfinished Business. LSC landscape discussion under Unfinished Business. LSC Court Restriping under Unfinished Business.

APPROVAL OF MINUTES

The Board reviewed the minutes of the November 14, 2023, Regular Session meeting. After discussion, *motion to approve the minutes of the November 14, 2023, Regular Session meeting as presented made by Ms. Stewart, seconded by Mrs. Abrahamson, motion carried.*

FINANCIAL REPORTS

IPCCA – For the month end of December 2023, the bank balance in the Pacific Western Operating account was \$173,602.38. The Wells Fargo Operating Account was \$253,253.28 and the Reserve account balance was \$1,677,536.33. Total cash assets: \$2,104,391.99. After review and discussion, *motion to approve the IPCCA November & December 2023 financial statements for filling as presented by PPM made by Mr. Spielberger, seconded by Mrs. Abrahamson, motion carried.*

Lifestyle Center – For the month end of December 2023, the bank balance in the Lifestyle Center Pacific Western Operating account was \$170,723.15. The Reserve account balance was \$342,602.43. Total cash assets: \$513,325.57. After review and discussion, *motion to approve the Lifestyle Center November & December 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, contracts, collections, and violations. Additionally, Mrs. Schaan reported on the recent HOA projects, including the completion of the new LSC bathrooms, as well as the continued upgrades being carried out at the LSC and facilities. Additionally, the Board voted to move their security patrol company from Patrol Masters to Allied Universal.

UNFINISHED BUSINESS

LSC Drop Screen – The Board reviewed an estimate from Valley Patios to install two manual cable system drop screens at the bocce ball courts to block the sun. These are to be installed in conjunction with the alumawood patio covers recently installed. This item has been tabled until the next meeting.

LSC Landscape – The Board reviewed design plans and information regarding installed artificial turf by the bocce ball courts, and outside the new LSC bathrooms. Ms. Ruegsegger would like to get a formal proposal from Vintage Outdoors to install these new artificial turf areas. After discussion, *motion to accept a NTE of \$7,500.00 to install artificial turf in the areas outlined by the bocce ball courts, and outside the new restrooms,*

LSC Pickleball Court Re-Striping – Mr. Spielberger summarized the need to stripe two or four courts with yellow pickleball lines to avoid having to use temporary lines during season. These will be overflowing courts only and will remain primarily as tennis courts. After discussion, *motion to accept the estimate from ... to stripe two sets of pickleball courts with permanent yellow lines, in the amount of \$1,300.00, made by Mr. Spielberger, seconded by Ms. Stewart, motion carried.* Due to the availability from the vendor, this will be done after the 2024 season.

NEW BUSINESS

Liens (7) – After discussion, *motion to approve lien authorizations on APN #'s 614-520-080, 614-470-033, 614-550-072, 614-480-084, 614-581-015, 614-440-049, 614-530-034 made by Mr. Spielberger, 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 gave a report on behalf of the committee, noting that the committee and Ms. Ruegsegger have met twice since inception and the meetings have been very beneficial.

CORRESPONDENCE & OTHER

Management Reports – The Board reviewed PPM work order and ownership transfer reports. No action currently.

HOMEOWNER FORUM

The following topics were discussed during the homeowner's open forum: questions on items regarding IPMA issues, and positive comments on the HOA meet and greet that was held last week at the LSC.

NEXT MEETING DATE

Regular Meeting – February 21, 2024 – 5:00 PM via ZOOM

Annual Meeting – March 19, 2024 – 5:00 PM at the Palm Terrace Room

ADJOURNMENT

With no further business to be brought before the Board at this time, the meeting was adjourned at 6:02 p.m. on a motion duly made and seconded.

Respectfully submitted,
Nicolas Evans, CCAM
Assistant Community Manager

Approved:

Lynn Abrahamson

2.21.24

Lynn Abrahamson, Secretary

Date