

**INDIAN PALMS COUNTRY CLUB HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS REGULAR MEETING MINUTES  
February 21, 2024**

A Regular Meeting of the Board of Directors of the Indian Palms Country Club Homeowners Association was held on Wednesday, February 21, 2024, at 5:00 pm at the 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 5:02 p.m.

**AGENDA ADDITIONS** None.

**VINTAGE LANDSCAPE**

Representatives from Vintage Landscape were present to answer any questions. There was positive feedback, as well as questions regarding various maintenance items.

**MEET THE CANDIDATES**

The Board held an introduction of the 2024 Board Election candidates: Beverly Gilmartin, Theresa Manery, Gildardo Filipe Ortiz, Kathleen Rieth, Rick Ryan, Gregory Sanchez, and Lynn Schaan.

**APPROVAL OF MINUTES**

The Board reviewed the minutes of the January 16, 2024, Regular Session meeting. After discussion, ***motion to approve the minutes of the January 16, 2024, Regular Session meeting as presented made by Ms. Stewart, seconded by Mr. Spielberger, motion carried.***

**FINANCIAL REPORTS**

IPCCA – For the month end of January 2024, the bank balance in the Pacific Western Operating account was \$186,230.84, in the Wells Fargo Operating Account was \$254,783.28 and the Reserve account balance was \$1,670,401.90. Total cash assets: \$2,111,416.02. After review and discussion, ***motion to approve the IPCCA January 2024 financial statement for filling as presented by PPM made by Ms. Stewart, seconded by Mr. Spielberger, motion carried.***

Lifestyle Center – For the month end of January 2024, the bank balance in the Lifestyle Center Pacific Western Operating account was \$170,052.93. The Reserve account balance was \$329,034.28. Total cash assets: \$499,087.21. After review and discussion, ***motion to approve the***

*Lifestyle Center January 2024 financial statement for filling as presented by PPM made by Mr. Spielberg, 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.

EXECUTIVE SESSION DISCLOSURE/ 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 that the Board approved a contract to restore the fencing at the satellite pools,

UNFINISHED BUSINESS None.

NEW BUSINESS Liens (0)

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
  - a. Bocce Ball Shades – The Board reviewed an estimate from Valley Patios to install manual cable drop screens to the Bocce Ball court alumawood covers. After discussion, *motion to accept the estimate from Valley Patios to add the shader screens in the amount of \$2,577.20, made by Mr. Spielberg, seconded by Mrs. Abrahamson, motion carried.*

CORRESPONDENCE & OTHER None.

HOMEOWNER FORUM

The following topics were discussed during the homeowner’s open forum: thanks to the current Board for the work, number of Board members, resurfacing of the LSC pool deck, adding reflectors on the stop sign on Pacino, tape on the tennis courts, mats for yoga, parking patrol and safe listing vehicles, DG sidewalks in the lake areas versus concrete in their place, and additional positive comments to the Board, PPM, and Vintage landscape.

NEXT MEETING DATE

March 19, 2024 – Annual Meeting at the Palm Terrace Room at IPCC at 5:00 P.M.

April 16, 2024 – Regular Meeting via ZOOM at 5:00 P.M.

ADJOURNMENT With no further business to be brought before the Board at this time, the meeting was adjourned at 6:05 p.m. on a motion duly made and seconded.

Respectfully submitted, Nicolas Evans, CCAM - Co Community Manager

Approved: *Lynn Abrahamson*

4.16.24

\_\_\_\_\_  
Lynn Abrahamson, Secretary

\_\_\_\_\_  
Date