

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

A Regular Meeting of the Board of Directors of the Indian Palms Country Club Homeowners Association was held on Tuesday, April 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
Richard Ryan, Vice President
Lynn Abrahamson, Secretary
Empty, Treasurer
Kathleen Rieth, Director

OTHERS PRESENT

Shelly Ruegsegger, Senior Community Manager | Personalized Property Management
Nicolas Evans, Assistant Community Manager | Personalized Property Management
Approximately 56 homeowners.

CALL TO ORDER

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

AGENDA ADDITIONS

None.

APPROVAL OF MINUTES

The Board reviewed the minutes of the February 21, 2024, Regular Session meeting. After discussion, ***motion to approve the minutes of the February 21, 2024, Regular Session meeting as presented made by Mrs. Abrahamson, seconded by Mr. Ryan, motion carried.***

FINANCIAL REPORTS

IPCCA – For the month end of February 2024, the bank balance in the Pacific Western Operating account was \$190,477.85, in the Wells Fargo Operating Account was \$253,253.28 and the Reserve account balance was \$1,726,658.91. Total cash assets: \$2,170,390.04. After review and discussion, ***motion to approve the IPCCA February 2024 financial statement for filling as presented by PPM made by Mrs. Rieth, seconded by Mrs. Abrahamson, motion carried.***

Lifestyle Center – For the month end of February 2024, the bank balance in the Lifestyle Center Pacific Western Operating account was \$174,834.27. The Reserve account balance was \$339,335.79. Total cash assets: \$514,170.06. After review and discussion, ***motion to approve the Lifestyle Center February 2024 financial statement for filling as presented by PPM made by Mrs. Rieth, seconded by Mrs. Abrahamson, 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.

UNFINISHED BUSINESS

None.

NEW BUSINESS

Liens (4) – After discussion, *motion to approve the lien authorization for APN #'s 614-520-047, 614-580-016, 614-510-018 & 614-510-013 made by Mrs. Abrahamson, seconded by Mr. Ryan, motion carried.*

Appointment of Empty Board Seat – Mrs. Schaan noted that this would be covered in her Presidents Report towards the end of the meeting.

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. Tennis Court Lighting – Ms. Ruegsegger summarized the estimate provided to replace all the tennis court light bulbs on court #1. The estimate submitted proposed replacing all the tennis court #1 lights with LED's as they are more efficient and last longer. After discussion, *motion to accept the estimate to replace all the lights at tennis court #1 with LED lights (3000W), in the amount of \$2,960.00 made by Mrs. Schaan, seconded by Mrs. Abrahamson, motion carried.* Court 1 will act as the test court to determine if the remaining courts should be addressed.
3. IPAC Update – Mrs. Schaan reported on the items discussed at the last IPAC meeting, including the discussions around the potential golf course closure. The discussions surrounded the possible avenues on who could purchase the golf course and resort if it closed. The IPAC committee agreed to continue investigations into the various options.

CORRESPONDENCE & OTHER

Red Curb Painting – The Board reviewed correspondence from a homeowner asking for repainting of the red curbing. The Board asked Ms. Ruegsegger to inform the owner that this will be addressed when the street work is done in 2024.

Mirrors on Blind Corners – The Board reviewed correspondence from a couple of owners to install a convex mirror at Burnett and Wayne due to the “blind” corner that has been created in lieu of a new wall built by a homeowner. After discussion, *motion to accept the installation of a convex mirror at the corner of Burnett and Wayne, NTE \$300.00, made by Mrs. Rieth, seconded by Mrs. Abrahamson, motion carried.*

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. Mrs. Schaan held her President's report for the later in the meeting, reporting that the Board approved a contract to restore power to the Yeager/Biery pond area and noted some of the recent items that have been completed around the community. Additionally, the remaining of the Presidents report, especially regarding some of the rumors about the resort closure were discussed in detail.

The following Notice of Defaults (3) was approved in the Executive Session prior to this meeting. APN #s614-440-009, 614-582-012, and 614-510-009.

HOMEOWNER FORUM

The following topics were discussed during the homeowner's open forum: new tennis court lights and using the 5K LED light bulbs, cost for owners to group together to purchase the resort, questions on who the IPAC committee takes direction from, tables under the new pergolas at the LSC, trash can issues, thank you to the Board for their work, is the golf course zoned for residential units, appreciation to Vintage and their work, palm tree removals, and questions on if the golf course has any historic status to ensure it is well maintained.

NEXT MEETING DATE

May 21, 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 6:03 p.m. on a motion duly made and seconded.

Respectfully submitted,
Nicolas Evans, CCAM
Assistant Community Manager

Approved:

Lynn Abrahamson

Lynn Abrahamson, Secretary

5.22.24

Date