

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

A Regular Meeting of the Board of Directors of the Indian Palms Country Club Homeowners Association was held on Tuesday, May 21, 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 (left at 5:15 p.m.)
Kathleen Reith, Director
Open Seat, Treasurer

OTHERS PRESENT

Shelly Ruegsegger, Senior Community Manager | Personalized Property Management
Nicolas Evans, Assistant Community Manager | Personalized Property Management
Approximately 17 homeowners.

CALL TO ORDER

President Lynn Schaan called the meeting to order at 5:00 p.m.

AGENDA ADDITIONS

None.

APPOINTMENT OF EMPTY BOARD SEAT

After discussion, *motion to appoint Terry Manery to the empty board seat for the remainder of the one-year term, made by Mr. Ryan, seconded by Mrs. Abrahamson, 1 -abstain, motion carried.*

APPROVAL OF MINUTES

The Board reviewed the minutes of the March 19, 2024, Annual Meeting. After discussion, *motion to approve the minutes of the March 19, 2024, Annual Meeting with corrections made by Mrs. Abrahamson, seconded by Mr. Ryan, motion carried.*

The Board reviewed the minutes of the April 26, 2024, Regular Session meeting. After discussion, *motion to approve the minutes of the April 16, 2024, Regular Session meeting with corrections made by Mrs. Abrahamson, seconded by Mr. Ryan, motion carried.*

FINANCIAL REPORTS

IPCCA – For the month end of April 2024, the combined bank balances in the Pacific Western Operating & Reserve accounts were \$2,164,886.50. After review, *motion to approve the IPCCA March & April 2024 financial statements for filing as presented by PPM, made by Mr. Ryan, seconded by Mrs. Rieth, motion carried.*

Lifestyle Center – For the month end of April 2024, the bank balance in the Lifestyle Center Pacific Western Operating & Reserve accounts was \$519,228.68. After review, *motion to approve the Lifestyle Center March & April 2024 financial statements for filling as presented by PPM, made by Mrs. Rieth, seconded by Mr. Ryan, 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 including the approval of the Notice of Default for APN 614-520-080, and violations. Additionally, IPCCCA approved permitting IPMA to take over the street sweeping for the IPCCCA streets, at no cost to IPCCCA in fact this will be a savings to IPCCCA of \$24,000.00 a year.

UNFINISHED BUSINESS

Discussion Items:

1. Biery Electrical Project Update – Mrs. Schaan mentioned this in her Presidents report, noting that once IID will issue permits for the project, Grayco Electric will proceed with the upgrades when they have approval from IID.
2. LSC Pool Deck Updates – Mrs. Schaan mentioned this in her Presidents report, noting that the project is underway, and the 6-week timeline is on track. The pool will also be drained, tiles cleaned, and fresh water added.
3. Tennis Court Lighting – Ms. Ruegsegger summarized this project, indicating it is recommended that court #1 be retrofitted with the 750-watt bulbs along with retrofitting court #5 the same by Grayco Electric. After discussion, *motion to approve a NTE \$6,000.00 for the above work by Grayco Electric, made by Mrs. Rieth, seconded by Mrs. Schaan, motion carried.*
4. The Greens Parking Area – Mrs. Schaan reminded owners not to park in The Greens pool parking lot by their pool on Wayne Street. The Greens has entered into an agreement with the Master HOA that will result in citations and towing of unauthorized vehicles in that area.
5. Golf Course Maintenance Yard – Several homeowners have brought up concerns regarding the maintenance yard belonging to the golf resort at the corner of Sherman and Odium. The area is in disarray and is not being maintained. Mrs. Schaan recommended that homeowners report issues like this directly to the City’s Code Enforcement office. Unfortunately, the individual sub-Associations are not able to intervene and force the resort to clean up areas of concern. Per Ms. Ruegsegger you can file a complaint online on the City’s website, but she also mentioned that if owners have an issue with anything, email her or Nick and they can direct you to the proper agency to report the issue.

NEW BUSINESS

Liens (5) – After discussion, *motion to approve the lien authorization for APN #'s 614-520-085, 614-540-037, 614-510-027 & 614-440-006 & 614-640-006 made by Mrs. Schaan, seconded by Mr. Ryan, 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. Mrs. Gilmartin reminded homeowners that any exterior modification or alteration must be submitted to the HOA for review and approval, prior to the project beginning.
2. Lifestyle Center
 - a. Pickleball Courts 1 & 2 – The Board reviewed estimates from F&F Construction and Vantage Point Construction to install swing gates on the ends of each pickleball net to capture all the loose balls and additional fencing to assist in keeping the balls within the court boundaries. After discussion, *motion to approve the estimate from F&F Construction, in the amount of \$14,150.00 to install new chain-link gates, remove the old tennis court nets in the pickleball courts 1 & 2, and install chain-link dividing the courts, made by Mrs. Schaan, seconded by Mr. Ryan, motion carried.*
3. IPAC Update – Mrs. Schaan reported on the items discussed at the last IPAC meeting, largely regarding concerns and the future state of the golf course and resort.

CORRESPONDENCE & OTHER

None.

HOMEOWNER FORUM

The following topics were discussed during the homeowner’s open forum: comments and concerns on the cars and other items on Cochran by the newly built homes, and questions on the golf course and resort and the sale rumors.

NEXT MEETING DATE

June 18, 2024 – Regular Meeting via ZOOM at 5:00 P.M.
July & August 2024 – Dark

ADJOURNMENT

With no further business to be brought before the Board at this time, the meeting was adjourned at 5:46 p.m. on a motion duly made and seconded.

Respectfully submitted,
Nicolas Evans, CCAM
Assistant Community Manager

Approved:

Lynn Abrahamson

Lynn Abrahamson, Secretary

6.18.24

Date