

**INDIAN PALMS COUNTRY CLUB HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS REGULAR MEETING MINUTES
June 18, 2024**

A Regular Meeting of the Board of Directors of the Indian Palms Country Club Homeowners Association was held on Tuesday, June 18, 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
Terry Manary, Treasurer
Kathleen Rieth, Director

OTHERS PRESENT

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

CALL TO ORDER

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

AGENDA ADDITIONS

None.

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, legal, personnel, collections including the approval of the Notice of Default for APN 614-480-084, and violations. Additionally, Mrs. Schaan reported on other items including recent and upcoming projects of the Association, as well as a thank you to the Board and PPM for their work. Additionally, Mrs. Schaan reminded owners on HOA processes including reporting maintenance issues and where information can be found regarding HOA news.

APPROVAL OF MINUTES

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

FINANCIAL REPORTS

IPCCA & LSC- For the month end of May 2024, Mrs. Manery gave a short financial report to the board and membership. As she dives into her new role as Treasurer, her reporting will be more detailed. After review & discussion, ***motion to approve the IPCCA May 2024 financial statements for filing as presented by PPM, made by Mrs. Manery, seconded by Mr. Ryan, motion carried.*** After review and discussion, ***motion to approve the Lifestyle Center May 2024 financial statements for filling as presented by PPM, made by Mrs. Manery, 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

Discussion Items:

1. Biery Electrical Project Update –Ms. Ruegsegger gave an update on the electrical work being performed to allow the Yeager Lake to run. The HOA is awaiting correspondence from IID to proceed. Additional information will be forthcoming from the electrician.

NEW BUSINESS

Liens (0)

Bulk Cable/Internet – Mrs. Abrahamson summarized the potential of adding bulk cable and internet services for the community to be included in the HOA dues. More information is being gathered to later present to the homeowners for their input and suggestions.

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 – Nothing to report currently. The pool deck project was recently completed, and the area looks much more improved.
3. IPAC Update – Mrs. Schaan reported on the items discussed at the last IPAC meeting, including updates to Proptia coming soon, landscape improvements, updates to security patrol, signage around the community, and other items.

CORRESPONDENCE & OTHER

None.

HOMEOWNER FORUM

The following topics were discussed during the homeowner’s open forum: compliments to the new Board Treasurer, thanks to the Board on the recent LSC pool work, dog park by the LSC, a bulk cable and internet services for the community, stop sign on Pacino, comments on adding reflectors to the community stop signs.

NEXT MEETING DATE

Dark – July & August 2024

Regular – September 17, 2024 @ 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 5:45 p.m. on a motion duly made and seconded.

Respectfully submitted,
Nicolas Evans, CCAM
Co-Community Manager

Approved:

Lynn Abrahamson

9.17.24

Lynn Abrahamson, Secretary

Date