

**INDIAN PALMS COUNTRY CLUB HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS REGULAR MEETING MINUTES
September 17, 2024**

A Regular Meeting of the Board of Directors of the Indian Palms Country Club Homeowners Association was held on Tuesday, September 17, 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

OTHERS PRESENT

Shelly Ruegsegger, Community Manager | Personalized Property Management
Nicolas Evans, Assistant Community Manager | Personalized Property Management
Approximately 41 homeowners.

NOT PRESENT

Kathleen Rieth, Director

CALL TO ORDER

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

AGENDA ADDITIONS

None.

APPROVAL OF MINUTES

The Board reviewed the minutes of the June 18, 2024, Regular Session meeting. After discussion, ***motion to approve June 18, 2024, Regular Session meeting minutes as presented made by Mr. Ryan, seconded by Mrs. Manery, motion carried.***

FINANCIAL REPORTS

IPCCA & LSC– For the month end of August 2024, Mrs. Manery gave a financial report to the board and membership. After discussion, ***motion to approve the IPCCA June, July, & August 2024 financial statements for filing as presented by PPM, made by Mrs. Abrahamson, seconded by Mrs. Manery, motion carried.*** After discussion, ***motion to approve the Lifestyle Center June, July, & August 2024 financial statements for filing as presented by PPM, made by Mrs. Abrahamson, 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, legal, personnel, collections, and violations. Additionally, Mrs. Schaan summarized some of the other items the Board has been working on such as potentially implementing a bulk cable service agreement for the members, a thank you to the A&L Committee for their work, in person meetings for the next two months, a reminder for owners to use the PPM and IPCCCA websites for up-to-date community information, access to your owner portal for dues, etc.

Notice of Defaults (2) were approved in the Executive meeting prior to this one dated 9.17.24 for APN's 614-480-084 & 614-530-034.

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 & circulate. The work is ongoing and additional updates will be distributed when it becomes available. IID is prolonging the approval/project.

NEW BUSINESS

Liens (16) – After discussion, ***motion to approve the lien authorizations for APN #'s 614-630-011, 614-520-015, 614-520-012, 614-560-027, 614-585-001, 614-470-046, 614-584-012, 614-592-10, 614-580-014, 614-581-002, 614-540-013, 614-595-003, 614-580-017, 614-530-029, 614-530-016, 614-530-013 made by Mr. Ryan, seconded by Mrs. Manery, 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. Additionally, the Board discussed appointing a member of the Board to the Committee. After discussion, ***motion to appoint Kathleen Rieth to the A&L Committee as the Board Liaison made by Mrs. Schaan, seconded by Mrs. Manery, motion carried.***
2. Lifestyle Center – Ms. Ruegsegger advised the LSC gym will be closed from 8am-12pm on Saturday, October 8th, 2024, for CPR & AED training for the LSC staff.
3. IPAC Update – Mrs. Schaan reported on the items discussed at the last IPAC meeting and summarized what the purpose of the IPAC group is. The next meeting will be in October.

CORRESPONDENCE & OTHER

None.

HOMEOWNER FORUM

The following topics were discussed during the homeowner's open forum: question on whether the Board has considered another vendor than Spectrum for bulk cable services, thank you to PPM for their hard work for the community, questions on the Vintage Landscape

contract and what the maintenance covers, questions on whether the Board has considered a community park for kids, condition of golf course owned properties, Delano spa jets not working, and emergency preparedness for the HOA.

NEXT MEETING DATE

Strategic Planning Meeting – TBD

Regular – October 15, 2024 @ 5:00 P.M. at the Palm Terrace Room

ADJOURNMENT

With no further business to be brought before the Board at this time, the meeting was adjourned at 5:47 p.m. on a motion duly made and seconded.

Respectfully submitted,
Nicolas Evans, CCAM
Co-Community Manager

Approved:

Lynn Abrahamson

Lynn Abrahamson, Secretary

10.15.24

Date