

**INDIAN PALMS COUNTRY CLUB HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS REGULAR MEETING MINUTES
October 15, 2024**

A Regular Meeting of the Board of Directors of the Indian Palms Country Club Homeowners Association was held on Tuesday, October 15, 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 50 homeowners.

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 September 17, 2024, Regular Session meeting. After discussion, ***motion to approve September 17, 2024, Regular Session meeting minutes as presented made by Mr. Ryan, seconded by Mrs. Abrahamson, motion carried.***

FINANCIAL REPORTS

IPCCA & LSC– For the month end of September 2024, Mrs. Manery gave a financial report to the board and membership. After discussion, ***motion to approve the IPCCA September 2024 financial statements for filing as presented by PPM, made by Mr. Ryan, seconded by Ms. Rieth, motion carried.*** After discussion, ***motion to approve the Lifestyle Center September 2024 financial statements for filling as presented by PPM, made by Ms. 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.

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 commented on the potential proposal for community bulk cable services. A survey will be conducted and presented to the membership for their input before any proposals are presented for membership consideration. Mrs. Schaan also reminded the membership to contact management when there are issues or comments in the community so that management can take necessary action and behalf of the Board or relay the information to the Board should that be necessary. The Board has also ceased issuing deeded membership to any home outside of IPCCCA moving forward.

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 appropriately. There has not been much progress on this item at this time. IID continues to change the requirements for the project.

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 – The Board reviewed correspondence regarding refreshing of the Oyster Flour for the Bocce Ball courts in the coming weeks.
3. IPAC Update – Ms. Rieth reported on the items discussed at the last IPAC meeting, including updates to the recent golf course re-organization of the LLC it is owned by, upgrades to landscaping for the IPMA maintained areas, updates to electronic voting for HOA's in CA, updates to the Corporate Transparency Act, etc.

CORRESPONDENCE & OTHER

Consent Calendar – The Board reviewed correspondence around Consent Agendas and the Boards ability to approve multiple agenda items at the same time if needed, and if they do not require discussion. No action at this time. Ms. Ruegsegger indicated that she would prepare the Board ahead of time if this is something that would be beneficial to perform.

HOMEOWNER FORUM

The following topics were discussed during the homeowner's open forum: comments on the construction from the Gallery Homes in Barrymore and if they can ask the construction team to clean up daily, recommendations on hosting a Budget Town Hall meeting for homeowners, comments on the speeding issues in the community, comments on the Aspire homes that were built and if they belong to an HOA, positive comments on the landscaping repairs and how efficient the work orders are processed, questions on LSC deeding and memberships, questions on street work for IPCCCA, questions on the Barrymore water feature and the excess weeds that are growing throughout the year, comments on the excess signage inside the LSC, comments on the condition of the new water cooler at the LSC, thank you to the Board for their work, comments on ensuring that the Association posts any and all chemicals being spray by the landscapers throughout the year, comments on the new retention basin being built for the new Gallery homes and whether the areas can be made to look nice, positive comments on the new pool decking at the LSC and a request not to block access to the spa shut off at the LSC pool, comments on the flags at the entrance of the community, comments on the greens spaces on Pacino and the repairs needed on the bender board around the landscaping beds in those areas, question on ARC items, comments on the landscaping conditions of their home, questions on what can and cannot be done in the golf course easements, questions on using a microphone at future meetings,

NEXT MEETING DATE

Regular – November 19, 2024 @ 5:00 P.M. at the Palm Terrace Room

Annual Meeting – March 18, 2025

Strategic Planning Meeting - TBD

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

Lynn Abrahamson, Secretary

11.19.24

Date