

**INDIAN PALMS COUNTRY CLUB HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS REGULAR MEETING MINUTES
November 19, 2024**

A Regular Meeting of the Board of Directors of the Indian Palms Country Club Homeowners Association was held on Tuesday, November 19, 2024, at 5:00 pm at the Palm Terrace Room, Indio, Ca. A quorum of Board members was present, and business was conducted as outlined herein.

DIRECTORS PRESENT

Lynn Schaan, President
Lynn Abrahamson, Secretary
Terry Manary, Treasurer
Kathleen Rieth, Director

OTHERS PRESENT

Shelly Ruegsegger, Community Manager | Personalized Property Management
Vintage Landscape - Kyle Gritters, President and Rafael & Jairo, Supervisors.
Approximately 37 homeowners.

DIRECTORS ABSENT

Richard Ryan, Vice President

CALL TO ORDER

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

AGENDA ADDITIONS

None.

VINTAGE LANDSCAPE

There were several topics discussed such as gophers, black irrigation piping versus PVC, edging and cleaning not satisfactory, tarps being left overnight in the street with debris on them, owners trimming their own shrubs, monitoring time clocks and chemical notices which are now posted at the Lifestyle Center and on the IPCCCA website. Mrs. Schaan stated that if any owner wanted to talk to Vintage directly after there were no more comments, they could communicate with them at the back of the room. She thanked Vintage representatives for attending.

APPROVAL OF MINUTES

The Board reviewed the minutes of October 15, 2024, Regular Session meeting. After discussion, ***motion to approve as presented made by Ms. Rieth, seconded by Mrs. Abrahamson, motion carried.***

FINANCIAL REPORTS

IPCCA & LSC– For the month end of October 2024, Mrs. Manery gave a financial report to the board and membership. After discussion, ***motion to approve the IPCCCA October 2024 financial statement for filing as presented by PPM, made by Mrs. Schaan, seconded by Ms. Rieth, motion carried.***

After discussion, ***motion to approve the Lifestyle Center October 2024 financial statement for filling as presented by PPM, made by Mrs. Abrahamson, seconded by Ms. Rieth, motion carried.***

IPCCA & LSC 2025 Draft Budgets – Mrs. Manery gave an overview of the work done to prepare this budget and talked about the cost centers. There is a minimal increase this year to the IPCCA budget a no increase to the LSC budget. After discussion, ***motion to approve the IPCCA & LSC 2025 Budgets as presented, 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, collections, and violations. Also noted, two Notice of Defaults were approved for unpaid dues for APN #'s 614-540-037 & 614-440-006.

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. IID continues to delay the project, but we are close to getting approval from them. Once we have that, then it’s on to City permits.

NEW BUSINESS

Liens (0)

Community Cable Survey – Mrs. Abrahamson stated that back in April she investigated bulk cable service with Spectrum. In the future, the board may send out a survey monkey survey to the owners to see how many may want to participate in this. It’s an all or nothing situation. Look for it in 2025.

COMMITTEE REPORTS

1. Architectural & Landscape Committee – Mrs. Gilmartin was not present at the meeting however the October meeting minutes were in the packet for the record.
2. Lifestyle Center – New Camera System & Jacuzzi Switch - The Board would like to see new cameras on the strategic plan for 2025 and an owner wrote in asking if the board can move the jacuzzi switch to a safer and easier place then where it currently is. Ms. Ruegsegger to handle after a ***motion to approve moving the switch by Grayco Electric, made by Ms. Rieth, seconded by Mrs. Abrahamson, motion carried.***
3. IPAC Update – Ms. Rieth reported on the items discussed at the last IPAC meeting, including dues, streets and street work, collections, lighting, and gate issues.

HOMEOWNER FORUM

The following topics were discussed during the homeowner’s open forum: comments on the bulk cable, the LSC TV’s & cable, bird poop under light standards, speed humps, pickleball courts & possibly changing the parking rules to allow for RV to have 48 hours for loading & unloading.

NEXT MEETING DATE

Dark – December

Strategic Planning Meeting – January 9, 2025, via Zoom, 6:30p

Regular – January 21, 2025, via Zoom, 5:00p

Annual Meeting – March 18, 2025, at the PTR onsite, 5:00p

ADJOURNMENT

With no further business to be brought before the Board at this time, the meeting was adjourned at 6:34 p.m. on a motion duly made and seconded.

Respectfully submitted,
Shelly Ruegsegger
Senior Community Manager

Approved:

Lynn Abrahamson

1.21.25

Lynn Abrahamson, Secretary

Date