

**INDIAN PALMS COUNTRY CLUB HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS REGULAR MEETING MINUTES
November 18, 2025**

A Regular Meeting of the Board of Directors of the Indian Palms Country Club Homeowners Association was held on Tuesday, November 18, 2025, at 5:01 p.m. in person at the IPCC Palm Terrence Room. 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
Approximately 35 homeowners

CALL TO ORDER

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

AGENDA ADDITIONS

None

VINTAGE LANDSCAPE

Vintage attended the meeting for questions and comments from the owners. Discussion was had on having a possible maintenance yard on Cochran for the landscape company, sprinklers, leaving tarps out overnight during scalping, side yard maintenance, watering and trees.

APPROVAL OF MINUTES

The board reviewed the minutes of October 21, 2025, Regular Session meeting. After discussion, ***motion to approve the minutes of October 21, 2025, Regular Session as presented made by Ms. Rieth, seconded by Mrs. Abrahamson, motion carried.***

FINANCIAL REPORTS

IPCCA & LSC – Mrs. Manery gave a financial report to the Board and membership for the month end of October 2025 noting that both entities are under budget with healthy reserve fund balances. She also reviewed the upcoming draft 2026 budgets for IPCCA & the Lifestyle Center. ***After discussion, motion to accept the IPCCA October 2025 financial as presented made by Mr. Ryan, seconded by Ms. Rieth, motion carried. After discussion, motion to accept the Lifestyle Center October 2025 financial as presented made by Ms. Rieth and seconded by Mr. Ryan, motion carried.***

2026 Draft Budget – IPCCA (handout) – No Increase for 2026 reported. ***After discussion, motion to accept the 2026 Draft Budget for IPCCA as presented made by Ms. Rieth, seconded by Mr. Ryan, motion carried.***

2026 Draft Budget – Lifestyle Center (Handout) – Increase of \$2.00 per month, per owner for 2026 was reported. **After discussion, motion to accept the 2026 proposed budget for Lifestyle Center as presented made by Ms. Rieth, seconded by Mr. Ryan, motion carried.**

EXECUTIVE SESSION DISCLOSURE/PRESIDENTS REPORT

Mrs. Schaan gave her report and advised the owners on the prior executive session, noting that they approved a contract for security cameras for the lifestyle center, and reviewed the aging and collections, violation reports, and work orders. The trash can issue has been extraordinarily successful. Thank you to the owners who are taking care of putting their cans away after trash pickup. Reminder to make sure PPM has your email address for notices etc. We hope for future meetings in person and zoom and will work with the club on getting that in place. We do not monitor Facebook and the activity that goes on there. The renovations at the LSC will start soon. Mrs. Schaan thanked all owners for their positiveness to the community and thanked all the committee members, volunteers, and board members for their time in making life in IPCCA a great one.

Two NODs were approved in the executive session meeting, account numbers 14237340 & 14237674.

UNFINISHED BUSINESS

Community Bulk Cable/Internet Services – Update, Rick Ryan – On November 4th, the board had a presentation of both Spectrum & Frontier at the Palm Terrace Room. The board has been tasked with gathering information on bulk broadband services for the community. We are just in the act of gathering information at this point, however next February this vote may be on the annual ballot for the owners to approve a plan or not. The approval or denial is 100% all owners' choice; it is not the Boards.

NEW BUSINESS

Liens (11) – After discussion, **motion to accept the lien authorizations for the account #'s listed below, made by Mrs. Abrahamson, seconded by Mr. Ryan, motion carried.**
14236578, 14237063, 14237145, 14237198, 14237201, 14237273, 14237324, 14237381, 14237463, 14237913, 14237147.

COMMITTEE REPORTS

1. Architectural & Landscape Committee – None, report in the packet for the Board.
2. LSC Interior Desk & Laundry Area Renovation – Still gathering information and will have an update at the next meeting.
3. LSC Renovation of Court 1 Stadium Steps Update – Mrs. Schaan provided a brief update on the painting of the stadium steps at court 1 at the LSC, which is now complete.
4. LSC Drywell Installation Update – Mrs. Schaan provided a brief update on the reconstruction of the drywell at the LSC for the pool and spa, which is now complete.
5. IPAC Update – Per Mrs. Schaan, next week is the meeting and we are trying to get a community drive through by the Indio police.

HOMEOWNER FORUM

The following topics were discussed during the homeowner's open forum: stadium steps, yellow tape on pool step to spa, garbage bags, bulk broadband, investments, slurry – stop bar painting,

what will the board do with the broadband incentive, electronic voting, trash stickers, STRs, house numbers, liens, and TVs in the LSC.

NEXT MEETING DATE

December - Dark

Regular – January 20, 2026, at 5:00 p.m. via Zoom

ADJOURNMENT

With no further business to be carried out before the board at this time, the meeting was adjourned at 6:36 p.m. on a motion duly made and seconded.

Respectfully submitted,
Shelly Ruegsegger
Senior Community Manager

Approved:

Lynn Abrahamson

1.20.26

Lynn Abrahamson, Secretary

Date