

**INDIAN PALMS COUNTRY CLUB HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTORS REGULAR MEETING MINUTES**  
**January 20, 2025**

A Regular Meeting of the Board of Directors of the Indian Palms Country Club Homeowners Association was held on Tuesday, January 20, 2026, at 5:00pm via Zoom. 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  
Jessica Franz, Assistant Community Manager | Personalized Property Management  
Approximately 17 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 November 18, 2025, Regular Session meeting. After discussion, ***motion to approve the minutes of November 18, 2025, Regular Session as presented made by Mr. Ryan, seconded by Mrs. Manary, motion carried.***

**FINANCIAL REPORTS**

IPCCA & LSC – Mrs. Manery gave a financial report to the Board and membership for the month end of November & December 2025. She started with the Lifestyle Center financials; overall revenue exceeded the expenses. Utility expenses were under budget, which was attributed primarily to lower water usage. Pool maintenance expenses were slightly over budget due to multiple repairs completed throughout the year. The Lifestyle Center ended the year with an approximate surplus of \$300,000. The Board will determine future allocation of these funds to reserves or for operating projects. She went on to discuss the IPCCA financial with discussion on the Gallery Links funds received per new home sale. Allocation of these funds will be determined by the Board once all funds are received. Pool maintenance expenses were over budget due to an increased number of repairs compared to prior years. After discussion, ***motion to accept the IPCCA November & December 2025 financial as presented made by Mr. Ryan, seconded by Ms. Rieth, motion carried. Motion to accept the Lifestyle Center November & December 2025 financial as presented made by Ms. Rieth and seconded by Mr. Ryan, motion carried.***

## **EXECUTIVE SESSION DISCLOSURE/PRESIDENTS REPORT**

Mrs. Schaan presented her report to the Board and membership. She advised homeowners that, during the prior Executive Session, the Board reviewed aging and collections, violations, work orders, and new owner reports. Mrs. Schaan also provided updates regarding the Lifestyle Center, including improvements to the bocce ball courts, related events, new gym equipment purchases and equipment replacements, and ongoing renovation plans for the facility. The Board is preparing a one-page summary to further communicate details related to the Broadband discussion. Additionally, IPCCCA will be going out to bid for landscaping services. A meeting with legal counsel regarding the Barrymore retention basin was also noted. Homeowners were reminded to submit work orders through Vantaca. Mrs. Schaan concluded by thanking the homeowners for attending the meeting and for their efforts in maintaining the community.

## **UNFINISHED BUSINESS**

Community Bulk Cable/Internet Services Update – Mr. Ryan discussed preparations for an upcoming vote on the broadband internet proposal, with an anticipated timeline of 30–60 days for completion and distribution.

Paint Red Curbs & Fire Hydrants Update – Ms. Ruegsegger reported that she previously presented a bid from Vantage Point in the amount of \$30,000 to paint the red curbs and fire hydrants. As the approved spending limit was not to exceed \$20,000; Ms. Ruegsegger was able to negotiate a reduced bid with MC Painting to 10k. The revised bid was approved and sent to the contractor for a start date which will be sent to the membership when confirmed.

Tennis Court Light Posts – Paint – During a community walkthrough, Mrs. Schaan and Ms. Ruegsegger observed that the tennis court light posts and fixtures need painting black. Ms. Ruegsegger presented a proposal from MC Builders for the work. ***Motion to approve the proposal was made by Mr. Ryan, seconded by Mrs. Manary, motion carried.***

## **NEW BUSINESS**

Liens (1) – After discussion, ***motion to accept the lien authorization for 14647292 made by Ms. Rieth, seconded by Mrs. Abrahamson, motion carried.***

Clean Barrymore Basin – IPCCCA Owned – The Board discussed a proposal to clean the Barrymore Basin on the northeast side of upper Barrymore. Ms. Ruegsegger recommended tabling the bid, stating she believes a more favorable proposal can be obtained. Tabled until the February meeting.

## **COMMITTEE REPORTS**

- A) Architectural & Landscape Committee – The Architectural Committee reported on two new homes being built on DeVito Street.
- B) LSC Interior Desk & Laundry Area Renovation – Mrs. Schaan discussed the start of the Lifestyle Center interior desk and laundry area renovations next week.
- C) Gym Equipment Update – The new gym equipment, rowing machine and replacement cardio equipment, will be delivered on Thursday and have been coordinated with staff regarding temporary gym closure. Notice will be sent out to the membership.
- D) Bulletin Board – Ms. Schann discussed a proposal to install a bulletin board as a means of communicating pertinent association information to the membership, including updates related to the club and pickleball courts. It will be installed at the end of the walkway on

LSC grounds close to the parking lot. **Motion made to purchase a bulletin board not to exceed \$1500 made by Mrs. Schaan, seconded by Mrs. Manary.**

- E) There was no IPAC update at this time. IPAC is currently working on standardizing security rules to ensure pool rules remain consistent across the associations.

**HOMEOWNER FORUM**

The following topics were discussed during the homeowner’s open forum: Broadband, a gate issue which they were directed to attend the Master meeting as IPCCCA does not handle the gates, and Ms. Ruegsegger informed the membership that she is no longer managing the Indian Palms Master Association and advised homeowners to contact Nick Evans with Personalized Property Management going forward.

**NEXT MEETING DATE**

Regular – February 17, 2026, 5:00 pm at the Palm Terrace Room and Zoom. Subject to change.  
Annual Meeting – March 24, 2026 – 3:00 pm Delegate District meeting & 5:00 pm Annual Meeting at the Palm Terrace Room. Subject to change.

**ADJOURNMENT**

With no further business to be carried out before the board at this time, the meeting was adjourned at 5:33 p.m. on a motion duly made and seconded.

Respectfully submitted,  
Jessica Franz  
Assistant Manager

Approved:

*Lynn Abrahamson*

*2.24.26*

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Lynn Abrahamson, Secretary

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Date