

**INDIAN PALMS COUNTRY CLUB HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS REGULAR MEETING MINUTES
February 24, 2026**

A Regular Meeting of the Board of Directors of the Indian Palms Country Club Homeowners Association was held on Tuesday, February 24, 2026, at 5:00 p.m. at the Palm Terrace Room, Indio, Ca 92201. 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 Manager | Personalized Property Management
Approximately 40 homeowners.

CALL TO ORDER President Lynn Schaan called the meeting to order at 5:01 P.M.

AGENDA ADDITIONS

Lighting - Palm Trees at the Lifestyle Center

APPROVAL OF MINUTES

The board reviewed the minutes of January 20, 2026, Regular Session meeting. After discussion, ***motion to approve the minutes of January 20, 2026, Regular Session as presented made by Ms. Rieth, seconded by Ms. Ryan, motion carried.***

FINANCIAL REPORTS

IPCCA & LSC – Mrs. Manary gave a financial report to the Board and membership for the month end of January 2026 noting that both entities are under budget with healthy reserve fund balances.

After discussion, motion to accept the IPCCA January 2026 Financial report as presented made by Mr. Ryan, seconded by Ms. Rieth, motion carried.

After discussion, motion to accept the Lifestyle Center January 2026 Financial report as presented made by Mr. Ryan and seconded by Ms. Rieth, motion carried.

Keystone/Schwab update – Investment Summaries - Mrs. Manary provided a summary of the association’s investments, reporting positive results, noting higher returns than previously achieved.

EXECUTIVE SESSION DISCLOSURE/PRESIDENTS REPORT

Mrs. Schaan reported on the board's executive session, noting that they discussed aging & collections, the landscape contract and that the board will send out an RFP but not necessarily to change vendors but to make sure the costs incurred are in line, will get a new bid for court cleaning, and new drinking fountains. The violations along with management reports and owner correspondence were reviewed.

UNFINISHED BUSINESS

Community Bulk Cable/Internet Services – The Board has been working with legal counsel. Legal is working with the Association on structuring a survey to ensure the homeowners are provided with the required information to make an educated decision.

Clean Barrymore Basin – IPCCCA Owned - East side of the Gallery Basin on Barrymore - Ms. Ruegsegger obtained a bid of \$15,000 from Vintage Landscape but asked for the same scope from Biota Landcare and their bid was \$7,500. **After discussion, motion to approve Biota for \$7500.00 to clean the basin made by Ms. Rieth, seconded by Mr. Ryan, motion carried.**

NEW BUSINESS

Lien Authorizations (2) – **After discussion, motion to approve the lien authorizations on account numbers 14236767 & 14237484 made by Mrs. Schaan, seconded by Mrs. Manary, motion carried.**

Fountain – Scenic Stream – **After discussion, motion to approve the proposal from Aquatic Pump Services for a floating fountain at the west end of the Scenic stream in the amount of \$3663.13 made by Ms. Rieth, seconded by Mr. Ryan, motion carried.**

Annual Meeting – Delegate and Inspector of Elections List – The nomination form was sent out asking for Delegates and Inspectors for the 2026 Annual Meeting – Applications were received and the list is included in the packet for approval. **After discussion, motion to approve the list made by Mrs. Abrahamson, seconded by Mr. Ryan, motion carried.**

COMMITTEE REPORTS

Architectural & Landscape Committee – Minutes of the Committee’s last meeting were included in the packet.

- a) New Member Approval – Elke Botta - **After discussion, motion to approve the Mrs. Botta to the Architectural Committee made by Ms. Rieth, seconded by Mrs. Manary, motion carried.**
- b) Lifestyle Center Renovation updates: Ms. Ruegsegger reported that the desk will be installed shortly but the new kitchen is almost complete, the bulletin board will be installed this week and the cameras are complete.
- c) IPAC Update – Mrs. Schaan reported that the next meeting is on 3.4.26 and they will be looking at things common to every HOA such as pool closing times and making them uniform so that security can patrol them all and not have to worry about the different HOAs closing hours.

HOMEOWNER FORUM

The following topics were discussed during the homeowner’s open forum: LSC restroom doors, tennis courts with older bulbs, need changing, & Rick Hauser from Gallery Homes spoke about his development and the retention basin on Barrymore.

NEXT MEETING DATE

Regular – March 17, 2026, at 5:00 p.m. via Zoom.

Annual Meeting – April 8, 2026, at 3:00 p.m. in person at the Palm Terrace Room. Followed by the regular session which will be held at 5:00 p.m. in person at the at the Palm Terrace Room.

ADJOURNMENT

With no further business to be carried out before the board at this time, the meeting was adjourned at 5:50 P.M. on a motion duly made and seconded.

Respectfully submitted,
Shelly Ruegsegger
Senior Community Manager

Approved:

Lynn Abrahamson

3.17.26

Lynn Abrahamson, Secretary

Date