

INDIAN PALMS COUNTRY CLUB HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS REGULAR MEETING MINUTES  
March 17, 2026

A Regular Meeting of the Board of Directors of the Indian Palms Country Club Homeowners Association was held on Tuesday, March 17, 2026, 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  
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 25 homeowners.

CALL TO ORDER

President Lynn Schaan called the meeting to order at 5:01pm

AGENDA ADDITIONS

None.

APPROVAL OF MINUTES

The board reviewed the minutes of February 17, 2026, Regular Session meeting. After discussion, *motion to approve the minutes of February 17, 2026, Regular Session as presented made by Mr. Ryan, seconded by Mrs. Abrahamson, motion carried.*

FINANCIAL REPORTS

IPCCA & LSC – Mrs. Manery presented the financial reports for the period ending February 2026, including a review of the operating and reserve account balances, income, and expenses. In addition, Mrs. Manery prepared and presented an overview of the Board reports provided by the Association’s management company, which included information related to violations, accounting, vendor licensing and documentation, and the Request for Proposal (RFP) process. The Board reviewed and discussed the information presented.

*After discussion, motion to accept the IPCCA February 2026 Financial report as presented made by Mr. Ryan, seconded by Mrs. Abrahamson, motion carried.*

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

EXECUTIVE SESSION DISCLOSURE/PRESIDENTS REPORT

Mrs. Schaan reported on matters addressed during the Board’s Executive Session, including discussions related to dues collections, new homeowner listings, and work orders. She also reported that the Board approved a rate increase for Patrol Masters and approved the proposal for a new tennis court maintenance company, Palm Desert Tennis Court Maintenance, Inc. She further noted that the East Barrymore Basin cleanup has been completed. The Board also discussed the Scenic Stream, including potential upgrades, with a tentative goal to begin work in Fall 2026 through Spring 2027.

Mrs. Schaan reported that the Lifestyle Center gym upgrades are now complete, and that Shelly will be on site twice weekly as time permits. She concluded by thanking the volunteers serving on the Architectural & Landscape, and Lifestyle Center Committees for their continued time and dedication.

### UNFINISHED BUSINESS

Community Bulk Cable/Internet Services - The Board reported that the Association continues to work with legal counsel regarding the community bulk cable and internet services. Legal counsel is still in the process of preparing a survey to ensure homeowners are provided with the required information needed to make an informed decision. The Association will provide further updates once the survey is finalized and available for distribution.

### NEW BUSINESS

Lien Authorizations (6) – *After discussion, motion to approve the lien authorizations on account numbers 14237063, 14237381, 14255012, 14236394, 14236839, 14237308 made by Mrs. Abrahamson, seconded by Mr. Ryan, motion carried.*

### COMMITTEE REPORTS

- a) Architectural & Landscape Committee – Minutes of the Committee’s last meeting were included in the packet.
- b) Lifestyle Center Renovation updates:
  - Cameras: the Board will perform a walkthrough with the vendor to ensure the camera views are capturing any incidents.
  - Desk: the Board welcomed homeowners to see the upgrades. The phones and computers will be moved over this week.
  - Library: A homeowner submitted a request to install library. The Board requests this is table for now.
  - Vending Machines: Shelly advised that a resident who rents these recommended them at the Lifestyle Center. After meeting with the sales rep, the company is willing to provide the association with a 10% commission on all monthly sales. The Board will ask the membership if this is something they would be interested in, also the LSC would have to provide electricity. Tabled.
- c) IPAC Update – Ms. Reith provided an update on the IPAC meeting held on March 9. The Board discussed potential updates to a long-standing easement document. The Master Association reported on the initial use of electronic voting and ongoing review of its effectiveness. IPAC continues to evaluate standardizing pool closing times across HOAs to assist with security enforcement. Updates were provided on Safety Committee efforts, including coordination with the Indio Police Department regarding traffic concerns. IPAC has moved to a quarterly meeting schedule.

### HOMEOWNER FORUM

The following topics were discussed during the homeowner’s open forum: None.

### NEXT MEETING DATE

Delegate and Annual Meeting – April 8, 2026, at 3:00 & 5:00 pm in person at the Palm Terrace Room.  
Regular Meeting – May 19, 2026, via Zoom at 5:00pm

### ADJOURNMENT

With no further business to be conducted before the board at this time, the meeting was adjourned at 5:37pm on a motion duly made and seconded.

Following adjournment of the meeting, the Board conducted a candidate forum for the 2026 Annual Meeting. Each of the six (6) candidates was allotted five (5) minutes to speak.

The candidates were Bob Hertel, Genoa Meneses, Kathleen Rieth (Incumbent), Rick Ryan (Incumbent), Gregory Sanchez, and Lynn Schaan (Incumbent). Mr. Sanchez was not present.

After the candidates who were present had spoken, the floor was opened to the membership to address the candidates and ask questions. The candidate forum concluded at 5:57 p.m.

Respectfully submitted,  
Jessica Franz  
Assistant Community Manager

Approved:

*Lynn Abrahamson*

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Lynn Abrahamson, Secretary

*5.19.26*

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Date