INDIAN PALMS COUNTRY CLUB HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS REGULAR MEETING MINUTES
May 19, 2026

A Regular Meeting of the Board of Directors of the Indian Palms Country Club Homeowners Association was held on Tuesday, May 19, 2026, at 5:00 pm via Xoom. A quorum of Board members was present, and business was conducted as outlined herein.

<u>DIRECTORS PRESENT</u>
Lynn Schaan, President
Kathleen Rieth, Vice President
Terry Manary, Treasurer
Lynn Abrahamson, Secretary - Absent
Richard Ryan, Director

<u>OTHERS PRESENT</u>
Shelly Ruegsegger, Community Manager | Personalized Property Management
Jessica Franz, Assistant Manager | Personalized Property Management
Approximately 17 homeowners.

<u>CALL TO ORDER</u>
President Lynn Schaan called the meeting to order at 5:00pm

<u>AGENDA ADDITIONS</u>
None

<u>APPROVAL OF MINUTES</u>
The Board reviewed the minutes of March 17, 2026, Regular Session meeting. After discussion, ***motion to approve the minutes of March 17, 2026, Regular Session as presented made by Mr. Ryan, seconded by Ms. Rieth, motion carried.***

The Board reviewed the minutes of the April 8, 2026, Annual Meeting. After discussion, ***motion to approve the minutes of the April 8, 2026, Annual Meeting as presented made by Ms. Rieth, seconded by Mrs. Manary, motion carried.***

<u>FINANCIAL REPORTS</u>
IPCCA & LSC – Mrs. Manery presented the financial reports for the period ending March & April 2026, including a review of the operating and reserve account balances, income, and expenses to date.

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

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

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

After discussion, motion to accept the Lifestyle Center April 2026 Financial report as presented made by Mrs. Schaan, seconded by Ms. Rieth, motion carried.

EXECUTIVE SESSION DISCLOSURE/PRESIDENTS REPORT
Mrs. Schaan reported on matters addressed during the Board's Executive Session, including appreciation expressed to homeowners for their support during the recent election and to community volunteers.

In Executive prior to this meeting, the Board reviewed collections, held owner hearings for non-compliance, violation reports, work orders, and the management activities report.

The Board also confirmed its decision to disband and restructure the Association's committees for 2026. Current and prospective volunteers are encouraged to submit applications through the association's website https://hoa-ipcca.com/volunteer-form/. The Architectural and Landscape Committee will be separated into distinct committees as part of this restructuring which will take place in the future.

Discussion was held regarding initial planning for the Scenic Stream improvements. Additionally, Ms. Ruegsegger will be available on Wednesdays and Fridays at the Lifestyle Center, time permitting so go say hello if you can.

UNFINISHED BUSINESS
Community Bulk Cable/Internet Services Update:
Mr. Ryan reported that over 1,200 surveys were distributed to the membership, with approximately 300 responses received to date. He encouraged homeowners to complete and return the survey, noting the importance of member feedback on this matter.

NEW BUSINESS
Lien Authorizations (5) – ***After discussion, motion to approve the lien authorizations on account numbers 14236818, 14237736, 14237363, 14236697, 14254371 made by Mrs. Manary, seconded by Mr. Ryan, motion carried.***

Lighting Proposals – LSC Grounds – Discussion:
The Board discussed lighting concerns at the LSC grounds, noting that current lighting may be insufficient. The Board is evaluating options to improve visibility and enhance safety for staff and residents. At this time, two of three proposals have been received. The Board anticipates reviewing all three bids and deciding at a future meeting.

Scenic Stream – Secure Proposals – Discussion:
The Board discussed a portion of the Scenic Drive area, specifically the east side of the Enchantment Streams. Proposals will be obtained for improvements to enhance the appearance of this area and engineered drawings. This project is likely to take place in the Fall of 2026.

Additional Pool – Discussion:
Ms. Abrahamson introduced preliminary discussions in executive session regarding the potential need for an additional pool within the Association. The Board is in the initial stages of evaluating this possibility, including potential locations. The Board also noted that a membership survey may be considered later to assess community interest.

Freeman Basin – Investigative Proposals:
The Board reviewed two proposals for investigative services to determine the cause of the dry well settlement. ***Motion made to approve the proposal from Vintage Outdoors in the amount of $10,000.00 by Mr. Ryan, seconded by Ms. Rieth, motion carried.***

COMMITTEE REPORTS

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

Lifestyle Center

1. Cameras: The Board approved and completed installation of new security cameras throughout the Lifestyle Center grounds. The system has been installed, and the Board expressed satisfaction with the quality and coverage.
2. Internet Update: The Board is working to improve upload speeds at the Lifestyle Center. Service with Spectrum will continue at this time, with the potential to transition to Frontier fiberoptic service in the future to support enhanced video capabilities.
3. Drinking Fountains: Two of three proposals have been received for replacement of the drinking fountains. The remaining proposal is pending, and the Board anticipates reviewing all bids for potential approval at the June meeting.
4. Bocce Court Shade: The Board reviewed requests for additional shade at the bocce courts, particularly at the southern pergola, identified as a high-use area. ***A motion was made to purchase and install additional sunshades in this area, not to exceed $1,500, made by Mrs. Abrahamson, seconded by Ms. Rieth, motion carried.***
5. Gym Hours: The Board acknowledged member requests for extended gym hours. While the Board has not yet completed a full discussion, it was noted that 24-hour access is unlikely due to budgetary and security considerations. Tabled for now.
6. PPM Onsite Hours: PPM's onsite hours at the Lifestyle Center are typically Wednesdays and Fridays, subject to Ms. Ruegsegger's availability.

IPAC Update – No IPAC update was provided, as the next meeting is anticipated to occur in June or July. The Board expressed its intention to continue working collaboratively with IPMA and appreciates the ongoing cooperation between the two associations.

OWNER CORRESPONDENCE:

Trash Cans – The Board reviewed homeowner correspondence requesting guidance on trash bin handling while the owner is away during the summer months. It was noted that the City of Indio operates under a no-bag contract; therefore, the Association is unable to implement alternative waste disposal methods. The Association's rules governing the duration for which trash bins may be left out remain in effect.

Side note during the meeting - Homeowners were encouraged to contact Burrtec regarding available "put-away" services or to plan with a neighbor or friend to assist with taking trash bins in and out during their absence.

HOMEOWNER FORUM

Homeowners expressed appreciation for the Board and encouraged additional reminders for the cable/internet survey. The Board confirmed reminders are being sent. Questions were raised regarding vendor options, pricing, and services for the bulk cable. The Board clarified that pricing will be honored, a best and final offer process will occur, and the survey is intended to gauge interest only. It was also advised that if sufficient interest is received, the matter will proceed to be a formal membership vote in accordance with standard election procedures.

NEXT MEETING DATE

- **Regular Meeting:** June 16, 2026, at 5:00 PM (via Zoom)
- **July:** Executive Session (date to be determined – via Zoom)
- **August:** Executive Session & Regular Meeting (dates to be determined – via Zoom)
- **September 15, 2026:** Regular Meeting at 5:00 PM (via Zoom)

ADJOURNMENT

With no further business to be conducted before the board at this time, the meeting was adjourned at 5:44 pm on a motion duly made and seconded.

Respectfully submitted,
Jessica Franz
Assistant Community Manager

Approved:

Lynn Abrahamson *6.16.26*

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Lynn Abrahamson, Secretary Date