

INDIAN PALMS COUNTRY CLUB HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS REGULAR MEETING MINUTES
June 16, 2026

A Regular Meeting of the Board of Directors of the Indian Palms Country Club Homeowners Association was held on Tuesday, June 16, 2026, at 5:00 pm via Xoom. A quorum of Board members was present, and business was conducted as outlined herein.

DIRECTORS PRESENT

Lynn Schaan, President
Kathleen Rieth, Vice President
Terry Manery, Treasurer
Lynn Abrahamson, Secretary
Richard Ryan, Director - Absent

OTHERS PRESENT

Shelly Ruegsegger, Community Manager | Personalized Property Management
Jessica Franz, Assistant Manager | Personalized Property Management
Approximately 13 homeowners.

CALL TO ORDER

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

AGENDA ADDITIONS

None

APPROVAL OF MINUTES

The Board reviewed the minutes of May 19, 2026, Regular Session meeting with Mrs. Abrahamson providing a brief overview of the minutes. After discussion, *motion to approve the minutes of May 19, 2026, Regular Session as presented made by Ms. Rieth, seconded by Mrs. Manery, motion carried.*

FINANCIAL REPORTS

IPCCA & LSC – Mrs. Manery presented the financial reports for the period ending May 31, 2026, including a review of the operating and reserve account balances, income, and expenses to date.

After discussion, motion to accept the IPCCA May 2026 Financial report as presented made by Ms. Rieth, seconded by Mrs. Abrahamson, motion carried.

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

EXECUTIVE SESSION DISCLOSURE/PRESIDENTS REPORT

Mrs. Schaan reported on matters addressed during Executive Session, noting that four of the five Board members were present due to Mr. Ryan's surgery, and extended wishes for his speedy recovery. She reminded homeowners to maintain respectful communication with Management and Lifestyle Center staff. She also provided updates on the scenic stream remodel, Lifestyle Center lighting improvements, and the planned installation of a pergola in front of the gym building to provide shade for the drinking fountain, front windows of the gym and seating areas, prior to replacement of the drinking fountain.

Notice of Default in Executive Session

The Board reviewed a delinquency matter in executive session and approved proceeding with a Notice of Default for 14237484. Motion duly made and seconded; motion carried.

UNFINISHED BUSINESS

Community Bulk Cable/Internet Services Update:

Mrs. Abrahamson reported that over 500 surveys have been received by the membership of 1280 homes. The survey remains open, as additional responses are needed to help the Board determine whether to proceed.

Book Library:

Mrs. Schaan reported that the Board is supportive of the proposed book library and is currently evaluating potential locations. She will also reach out to the resort to explore possible placement options there.

NEW BUSINESS

Lien Authorizations (5) – *After discussion, motion to approve the lien authorizations on account numbers 14236839, 14255012, 14237288, 14236827 & 14650910 in the Lifestyle Center made by Mrs. Abrahamson, seconded by Ms. Rieth, motion carried.*

Lighting Proposals – LSC Grounds – Discussion:

The Board discussed lighting concerns at the LSC grounds, noting that current lighting may be insufficient because of age, safety at night and aesthetics. 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 the remodel/rebuilding of the Scenic Stream. Proposals will be obtained for along with engineered drawings. This project is likely to take place in the Fall/Winter of 2026.

COMMITTEE REPORTS

Architectural – Restructure

The Board anticipates completion of the Architectural Committee restructuring by the end of the summer. No action currently.

Lifestyle Center – Restructure

The Board discussed ongoing restructuring efforts for the Lifestyle Center. No action currently.

IPAC Update (An informal committee of one board member from each of the HOAs inside Indian Palms, to discuss mutual issues and to assist with implementation of them as a whole). No update was provided, as a meeting has not yet been held. A meeting is anticipated next month. The primary objective is to establish consistent pool operating hours across the community

OWNER CORRESPONDENCE:

None

HOMEOWNER FORUM

Homeowners raised several questions and concerns regarding condition of the open land near the tennis courts, legal inquiries and associated costs in the financial statement, why the costs are so high, the Board clarified that recent requests from a homeowners relating to voting, contracts, invoicing, and record review, has impacted this line item. Additional questions were raised regarding the bulk services survey; the Board indicated that results are not yet ready to be shared and encouraged further member participation.

Homeowners requested contact information and availability for Management at the Lifestyle Center. Shelly Ruegsegger is generally available at the Lifestyle Center on Wednesdays and Fridays during morning hours (approximately 9:00 a.m. to 12:00 p.m.) as time permits and may be contacted at (760) 325-9006 or via email at SRuegsegger@hoappm.com. Violations and Architectural matters may be directed to her assistant Jessica Franz at myhoa@hoappm.com.

Additional topics included landscape, maintenance of lakes and streams, trash compliance, and planned improvements at the Lifestyle Center.

NEXT MEETING DATE

July & August – Executive & Regular as Needed – TBD
September 15, 2026 – 5:00 P.M. via Zoom

ADJOURNMENT

With no further business to be conducted before the board at this time, the meeting was adjourned at 5:43 P.M. on a motion duly made and seconded.

Respectfully submitted,
Jessica Franz
Assistant Community Manager

Approved:

Lynn Abrahamson

Lynn Abrahamson, Secretary

7.28.26

Date