

INDIAN PALMS COUNTRY CLUB HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS REGULAR MEETING MINUTES
July 28, 2026

A Regular Meeting of the Board of Directors of the Indian Palms Country Club Homeowners Association was held on Tuesday, July 28, 2026, at 5:00 pm via Zoom. A quorum of Board members was present, and business was conducted as outlined herein.

DIRECTORS PRESENT

Lynn Schaan, President
Kathleen Rieth, Vice President
Terry Manary, Treasurer
Lynn Abrahamson, Secretary
Richard Ryan, Director

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 5:03 pm

AGENDA ADDITIONS

Satellite pools motion sensors.

FINANCIAL REPORTS for Year End 2025 From Licensed CPA

The Board discussed the 2025 Financial Review. Additional review time was requested by the Treasurer. Following discussion, the matter was tabled until the September meeting.

EXECUTIVE SESSION DISCLOSURE/PRESIDENTS REPORT

Mrs. Schaan provided a summary of matters discussed during Executive Session. Topics included two homeowner disciplinary hearings, legal correspondence regarding the Barrymore Basin matter and Gallery Homes ownership of it to date, and discussion regarding compaction concerns at the Freeman Basin. The Board determined that this area (Freeman) would be monitored through the next significant storm event before considering any additional corrective action.

Mrs. Schaan also reported on the Board's decision to continue enhanced pool security monitoring at the Lifestyle Center through the summer every weekend, due to recent incidents of vandalism. Additional patrol coverage has been implemented on Fridays and Saturdays from 5:00 p.m. to 10:00 p.m. and on Sundays from 10:00 a.m. to 10:00 p.m.

The Board thanked homeowners for their cooperation with trash container compliance and reminded residents to promptly return containers to their storage locations following collection service. Homeowners were also reminded to ensure that residence address numbers remain properly illuminated at night for emergency response and public safety purposes.

Mrs. Schaan encouraged homeowners to participate in Association committees and expressed appreciation for the continued support and cooperation shown by the membership. She also reminded residents that official Association information is distributed through official Association channels such as the website and homeowners blasts and not through social media platforms. If you read something on social media and are not sure if the correct information, please reach out to Shelly at PPM.

An update was provided regarding the Scenic Stream remodel. The Board remains hopeful that work on the project can begin during the fall or winter season and continue into the spring, subject to planning and budgeting requirements.

UNFINISHED BUSINESS

None

NEW BUSINESS

Potholes Proposal (Heifetz & Odium North side Intersection):

The Board reviewed proposals for repairs to the deteriorated asphalt and concrete area located near the golf course maintenance facility at Heifetz and Odium. The area has experienced erosion and water pooling, resulting in deterioration of the asphalt surface. After review and discussion, the Board determined that Proposal Option No. 2, which includes replacement of the affected asphalt area with reinforced concrete and repair of the surrounding asphalt, would provide the most effective long-term solution. *A motion was made by Mrs. Manery and seconded by Mr. Ryan to approve Option No. 2 in the amount of \$9,620, subject to a warranty on the completed work, motion carried.*

Pool Times:

The Board discussed recommendations from the Indian Palms Association Council (IPAC), an informal group consisting of representatives from the various Indian Palms associations. The recommendation included establishing consistent pool operating hours throughout the community to improve security and reduce confusion. *Following discussion, Mrs. Schaan made a motion, seconded by Ms. Rieth, to establish a 10:00 p.m. closing time for the 3 IPCCA pools, motion carried.*

Lifestyle Center Pool Signs (Handout):

The Board reviewed conceptual signage improvements developed by homeowner Bob Spielberger. The proposed improvements were intended to create a more consistent and cohesive appearance throughout the Lifestyle Center amenities. The Board discussed replacement pool and spa signage, court signage, monument signage, bulletin boards, and the possible development of a new branding logo. Mr. Spielberger recommended a phased approach, beginning with the LSC pool signs before proceeding with additional improvements. May carry to satellite pools also. *A motion was made by Mrs. Schaan and seconded by Mrs. Abrahamson to approve replacement of the pool gate signage only, with a project cost not to exceed \$1,000. The remaining signage improvements were tabled until the September meeting, motion carried.*

Lifestyle Center Court Locks:

The Board discussed continuing issues with vandalism and unauthorized gatherings at the Lifestyle Center courts. To improve security, the Board considered installation of locks on approximately four court access gates that do not currently have them. *A motion was made by Mrs. Manery and seconded by Mrs. Abrahamson to approve installation of court gate locks at a cost not to exceed \$1,200, motion carried.*

Lifestyle Center Lighting Improvements (Handout):

The Board reviewed multiple proposals for lighting improvements at the Lifestyle Center. The improvements are intended to increase safety and visibility for residents and employees while continuing the phased enhancement program implemented over the last several years and to continue forward in phases. After reviewing the proposals, the Board determined that Grayco Electric submitted the most favorable proposal. *A motion was made by Ms. Rieth to approve Phase I of the Lighting Improvement Project by Grayco Electric in an amount not to exceed \$27,000, seconded by Mr. Ryan, motion carried.*

Motion detectors at satellite pools:

The Board discussed installation of motion sensors at the satellite pools. The sensors would function similarly to those currently installed at the main pools and would assist security personnel by providing notice of after-hours activity. Management was directed to obtain proposals for consideration.

COMMITTEE REPORTS

Architectural & Landscape Committee – Restructure

The Board discussed continued efforts to restructure the Architectural Committee. Homeowners were reminded that applications continue to be accepted and will remain open through the summer to encourage additional participation. Due to the limited number of applications received to date, the Board elected to continue accepting applications and revisit committee appointments in September.

OWNER CORRESPONDENCE:

None

HOMEOWNER FORUM

Homeowner Beverly Gilmartin addressed the Board regarding the restructuring of the Architectural and Landscape Committees and whether the committees would continue to operate jointly or separately. Mrs. Schaan explained that the Board is currently evaluating the structure of both committees as part of an ongoing reorganization effort. The Board's intent is to establish separate Architectural and Landscape Committees; however, there are currently not enough homeowner applications to adequately staff both committees in accordance with the Association's governing documents. The Board continues to encourage homeowner participation and will keep the application process open through the summer to solicit additional volunteers. The matter was deferred until September for further consideration.

NEXT MEETING DATE

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 5:47 P.M. on a motion duly made and seconded.

Respectfully submitted,
Jessica Franz
Assistant Community Manager

Approved:

Lynn Abrahamson

Lynn Abrahamson, Secretary

9.14.26

Date