INDIAN PALMS COUNTRY CLUB HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS REGULAR MEETING MINUTES
September 15, 2026

A Regular Meeting of the Board of Directors of the Indian Palms Country Club Homeowners Association was held on Tuesday, September 15, 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 22 homeowners.

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

AGENDA ADDITIONS
None.

APPROVAL OF MINUTES
The Board reviewed the minutes of June 16, 2026, and July 28, 2026, Regular Session meeting. After discussion, ***motion to approve the minutes as presented by Ms. Rieth, seconded by Mrs. Manery, motion carried.***

EXECUTIVE SESSION DISCLOSURE/PRESIDENTS REPORT
Mrs. Schaan provided a summary of matters discussed during Executive Session. Topics included delinquent accounts in collections, aging reports, homeowner violations, work orders, disciplinary actions, and fines issued in accordance with the Association's governing documents and enforcement policies.

The Board also reviewed proposals related to the Scenic Stream improvements intended to repair/replace a lake area that is failing and in need of replacement. An update was provided regarding the Barrymore Basin property owned by Gallery Homes. The Board noted that IPCCA has not assumed ownership or maintenance responsibility for the property and advised that homeowners may contact the City of Indio Code Enforcement Department with concerns regarding its condition. Mrs. Schaan further reported that it is awaiting legal counsel's guidance concerning the Bulk Cable membership survey and potential next steps. In closing, she reminded homeowners to treat all vendors, Lifestyle Center staff, management personnel, and fellow residents with courtesy and respect. The Board reaffirmed its commitment to maintaining a positive, respectful, and enjoyable community environment for all staff and residents.

FINANCIAL REPORTS
IPCCA & LSC – Mrs. Manery presented the financial reports for the June, July, and August 2026 period, including a review of the operating and reserve account balances, income, and expenses to date.

After discussion, motion to accept the IPCCA & LSC June, July, and August 2026 Financial reports as presented made by Mr. Ryan, seconded by Ms. Rieth, motion carried.

UNFINISHED BUSINESS

2025 Lifestyle Center / IPCCA Financial Review – Handout –

The Board reviewed the year-end financial statements prepared by the Association's hired CPA firm. Management reported that the CPA reviews the Association's financial records and prepares any necessary year-end adjusting entries. The Board discussed the allowance for doubtful accounts, which is based on an evaluation of delinquent receivables, and noted that the Association has not written off any significant accounts and the total AR has been reduced each month. The Board further noted that the year-end financial statements will be distributed to the membership in accordance with each homeowner's communication preferences through the homeowner portal. Mrs. Manery encouraged homeowners to review the financial reports.

After review, motion to approve the financial review done by Beck & Co. and its mailing to the homeowners made by Ms. Rieth, seconded by Mr. Ryan, motion carried.

Lighting & Signage Lifestyle Center Handout

Management reported that updated LSC pool signage has been designed to improve clarity and support enforcement efforts. Implementation has been delayed due to a change in vendors; however, the Board intends to proceed with the project once the transition is complete. Security staff confirmed that the updated signage will enhance enforcement capabilities.

Bulk Cable Update:

The Board is awaiting guidance from legal counsel regarding the appropriate process for moving forward.

Valley Patios – Pergola front of Gym – Handout –

The Board discussed proposals for the installation of a pergola at the Lifestyle Center to provide shade and improve comfort in areas affected by direct sun exposure. The Board reviewed options for multiple locations and discussed the need to finalize design specifications and color selections with the contractor.

Following discussion, ***Mrs. Schaan made a motion to approve the proposal for the pergola adjacent to the pool area/restroom entrance, seconded by Ms. Rieth, motion carried.***

The Board requested to participate in the meeting with the contractor to review final project details prior to construction.

NEW BUSINESS

Lien Authorizations (1) – ***After discussion, motion to approve the lien for 82257 Johnson for the LSC made by Mrs. Manery seconded by Ms. Rieth, motion carried.***

In Executive Session, the Board also approved a Notice of Default against APN# 614-260-029 & 614-510-013.

2027 Budget Discussion – Mrs. Manery reported that the budget planning process is in its initial stages. The Board and management typically begin the budget preparation in September and continue through October. As the process has only recently commenced, there were no significant updates to report at this time.

2027 Reserve Study Proposal – LSC & IPCCA
Ms. Ruegsegger reported that the Association is required to conduct an on-site reserve study at least once every three years. Pursuant to the proposal received from SCT Reserve Consultants, Inc., 2025 was the most recent year in which an on-site inspection was completed. SCT recommended a Level III Reserve Study, with any additional scope associated with newly added communal area components to be billed on a time-and-materials basis. The completed study is required to be finalized no later than November 30.

Following discussion, *Mrs. Manery made a motion to approve SCT Reserve Consultants, Inc. to perform the recommended level study, seconded by Mrs. Abrahamson, motion carried.*

AB1572 Water Conservation Update
Ms. Ruegsegger provided an update regarding California's implementation of AB 1572, which places restrictions on the use of potable water for the irrigation of non-functional turf in communal areas. The Board discussed the potential impact of the legislation on Association landscaping, water consumption, and future operating costs. While compliance requirements do not take effect for homeowner associations until January 1, 2029, the Board wished to make the membership aware of the upcoming changes and their potential effect on the appearance and maintenance of communal areas. The Association will continue to monitor developments and provide updates as additional information becomes available.

COMMITTEE REPORTS
Architectural & Landscape Committee
Beverly Gilmartin provided an update from the Architectural Review Committee. She noted that the committee continues to seek additional volunteers and encouraged interested homeowners to apply through the Association's website at https://hoa-ipcca.com/committees-volunteers/ or contact Management for additional information. The committee currently has vacancies and welcomes homeowner participation.

Lifestyle Center
No formal report was presented. The Board noted that the Lifestyle Center Committee will be reorganized and will continue its efforts in support of Lifestyle Center operations and activities.

IPAC Update
The Board reported that the Indian Palms Association Council (IPAC) recently met. IPAC serves as a forum for representatives of the 18 sub-associations within Indian Palms to discuss matters of community-wide interest and concern. At this time, there are no updates or recommendations to report. The next IPAC meeting is scheduled for October or November.

OWNER CORRESPONDENCE:
None

HOMEOWNER FORUM
A homeowner inquired about the condition of the landscape contractor maintenance yard and potential improvements to the area. Management discussed screening enhancements and agreed to explore options with the Indian Palms 4700 Association. The Board requested that the matter be placed on the October agenda for further discussion.

NEXT MEETING DATE
October 20, 2026, 5:00 P.M. Location to be determined.

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 - IPCCA & LSC

Approved:

Lynn Abrahamson *10.20.26*

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Lynn Abrahamson, Secretary Date