

Independence Ranch Homeowners Association (IRHOA) Meeting Minutes

Date: August 14, 2018

Location: Green Residence

Attendees: John Green, Bob Stansell, Kevin Price, Brent Uilenberg, Brad Wright, Lynne Green, in for Jo Stansell, Admin

Meeting Called to Order at 6:36 p.m.

1) Homeowner Issues:

- Bob Stansell distributed a letter from a homeowner at 677 Roundup with a water concern. It appeared that the issue had been resolved after a visit to the homeowner from WD Yards and Bob Stansell.

2) Approval of Minutes:

- Motion by Green, seconded by Price and unanimously carried to approve the May 1, 2018 meeting minutes.

3) Financial Report:

- A recap of the 2018 YTD financial report was presented by Kevin Price. Motion by Green, seconded by Wright and unanimously carried to accept the financial report as presented. The remaining two homeowners who had not paid dues by July 30th were sent to collection. To the Board's knowledge, there has been no payment as of this date.

4) ACC Committee Actions:

- Landscaping plans were presented by ACC Chairman Uilenberg for 670 Independence Ranch Road to modify the front yard to include xeriscaping. Motion by Price, seconded by Stansell and carried.
- Landscaping plans were presented by ACC Chairman Uilenberg for 2038 Wrangler Court. This is a plan for adding brick accents to the front of the house. Upon review by the Board, motion by Green, seconded by Wright and unanimously carried to approve the accents as presented.
- Landscaping plans were presented by ACC Chairman Uilenberg for 2038 Wrangler Court for a new shed. After extensive discussion and review of plans, and pictures, etc., it was agreed that the homeowner would submit revised documentation to request a variance for the 10' roofline of the shed. The homeowner has since done that via email. NOTE: Uilenberg is the homeowner at 2038 Wrangler Court.

5) Old Business:

- Nations Night Out was a success; many neighbors attended and there was a good presence by the Grand Junction PD and Grand Junction Fire Department. Thanks to Brad Wright for the ice cream and water purchases and to Randy Roman for coordinating the PD and FD visits.

6) New Business:

- Irrigation system problems: Many of these appear to have resolved for the time being.
- CCR Modifications: Brad stated he will have some language for review by the next Board meeting.

Executive Session

- Annual dues collection update. See reference above re: letter from Allegiant for the two remaining non-payments.
- No legal issues.
- Violations: No new violations noted.
- Homeowner issues: none noted.
- Annual meeting: To be held November 20th at Two Rivers Winery.

7) Adjournment: Motion by Green, seconded by Wright to adjourn the meeting. Unanimously carried. Meeting was adjourned at 7:45 p.m.

8) Next Regular Meeting Date: Wednesday, October 3, 2018 at the Price residence.