

**Independence Ranch HOA
2018 Annual Meeting Minutes
November 20, 2018
Two Rivers Winery
Grand Junction, CO**

Meeting was called to order by President Bob Stansell at 6:15 p.m. Bob welcomed and thanked everyone in attendance.

IRHOA recognized Billie and Bob, the owners of Two Rivers Winery for their donation of the facility for the annual meeting for the 14th straight year.

A summary of the evening's agenda was presented; including the year in review, proposed 2019 budget, project plans, and the introduction of the board of directors.

The 2018 board members were introduced as follows:

President, Bob Stansell

John Green, Vice President

Kevin Price, Treasurer/ACC Chairman

Brent Uilenberg, Member at Large/ACC Member

Brad Wright, Member at Large

Jo Stansell took the minutes for the annual meeting. Jo and Rae Lynne Roemer checked in home owners at the door and registered them for the annual gift certificate drawing.

2018 Major Projects:

The 2018 projects included ongoing maintenance of the irrigation system including lines, pumps and head replacements, tree trimming, and miscellaneous open space repairs throughout the neighborhood. Treasurer Price also presented a review of the Residential Community Association Insurance Policy with State Farm Insurance.

2018 Budget Review:

Treasurer Kevin Price reviewed the 2018 expenses which totaled \$71,036 and the projection of the 2019 budget. He presented a slide of the 2019 Assessment Notice and explained the Quick Pay Incentive Program. The 2019 dues reflect a 10% increase. The dues will be \$395, or \$360 if paid before January 31, 2019. The Dues Assessments will be mailed in December 2018.

2019 Projects:

The 2019 projects include the on-going pond repair/maintenance (leakage), continued maintenance of the aging irrigation system, removal of diseased trees, and extensive tree trimming in the common space.

Election of Board of Directors:

The board then asked for 2019 BOD nominations from the floor. All current board members were nominated. There were no additional nominations from the floor. Voting was held, and the five board members were re-elected. The 2019 Board Members are:

Bob Stansell

John Green

Kevin Price

Brent Uilenberg

Brad Wright

There was a nomination from the floor to accept the 2019 budget as presented, and seconded. The vote for the 2019 budget as presented was 22 votes to approve the budget and 2 votes against the budget. The 2019 budget was approved as presented.

Question and Answer Session

Discussion was held concerning future removal of trees along 20 ½ Road in the common area. Kevin Price explained that funds have been budgeted in 2019 for extensive tree trimming in the common areas for safety and to save several of the trees. Due to the high cost of tree removal and the need to earmark funds for the pond liner replacement, tree removal will be placed on hold at this time.

Although Two River Winery provides the meeting room at no charge, and has done so for the past 11 years, the Board purchased Two River Winery gift certificates which were presented to homeowners who attended the annual meeting based on a drawing of names.

The meeting was adjourned at approximately 7:00 p.m.