

## Independence Ranch Homeowners Association (IRHOA) Meeting Minutes

Date: October 3, 2018

Location: Price Residence

Attendees: John Green, Bob Stansell, Kevin Price, Brent Uilenberg, Jo Stansell, Admin

Absent: Brad Wright

---

### ***Meeting Called to Order at 6:30 p.m.***

#### **1) Homeowner Issues:**

- None.

#### **2) Approval of Minutes:**

- Motion by Green, seconded by Uilenberg and unanimously carried to approve the August 14, 2018 meeting minutes.

#### **3) Financial Report:**

- A recap of the 2018 YTD financial report was presented by Price. Motion by Uilenberg, seconded by Green and unanimously carried to accept the financial report as presented.

#### **4) ACC Committee Actions:**

- None.

#### **5) Old Business:**

- None.

#### **6) New Business:**

- Following a walk-through of the development by Price and Green, it was found that many trees in the common areas require trimming. A bid was secured from Alpine Tree Service to complete the work beginning in 2018 and completing in 2019. Motion by Uilenberg, seconded by Green and unanimously carried to retain the services of Alpine Tree Service for the not-to-exceed sum of \$8,000 for FY2018 with additional work to be completed in 2019 as required.
- Discussion was held concerning future expenses associated with an aging development including pond, irrigation and common area repairs. Motion by Green, seconded by Uilenberg and unanimously carried to raise the 2019 dues to \$395 per homeowner (10% increase), with an early-pay incentive of \$360 if dues are paid before January 31, 2019.
- Motion by Green, seconded by Price and unanimously carried to increase the funding of the reserve account from \$7,500 to \$10,000 in 2019.

### **Executive Session**

- Annual dues collection update.
- No legal issues.
- Violations: No new violations noted.
- Homeowner issues: none noted.

- 7) **Adjournment:** Motion by Green, seconded by Uilenberg to adjourn the meeting. Unanimously carried. Meeting was adjourned at 7:21 p.m.
- 8) **Next Regular Meeting Date:** January, 2019