

**Independence Ranch HOA
2019 Annual Meeting Minutes
November 19, 2019
Two Rivers Winery
Grand Junction, CO**

Meeting was called to order by President Bob Stansell at 6:03p.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 15th straight year.

A summary of the evening's agenda was presented; including the year in review, proposed 2020 budget, project plans, and the introduction of the board of directors.

The 2019 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

Craig Porter, Member at Large

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

2019 Major Projects:

The 2019 projects included ongoing maintenance of the irrigation system including lines, pumps and head replacements, tree trimming, and miscellaneous open space repairs throughout the neighborhood.

2019 Budget Review:

Treasurer Kevin Price reviewed the 2019 expenses which totaled \$73,197 and the projection of the 2020 budget. He presented a slide of the 2020 Assessment Notice and explained the Quick Pay Incentive Program. The 2020 dues will be assessed at \$395, or \$360 if paid before January 31, 2020. The Dues Assessments will be mailed in December 2019.

2020 Projects:

The 2020 projects include the on-going pond repair/maintenance, continued maintenance of the irrigation system, grounds, basketball courts, play area, common area fences, and tree trimming in the common space.

Election of Board of Directors:

The board then asked for 2020 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 2020 Board Members are:

Bob Stansell

John Green

Kevin Price

Brent Uilenberg

Craig Porter

There was a nomination from the floor to accept the 2020 budget as presented, and seconded. The vote for the 2020 budget as presented was 23 votes to approve the budget and zero votes against the budget. The 2020 budget was approved as presented.

Question and Answer Session

Discussion was held concerning several issues. The question of an email list of homeowners was raised. It was explained that regardless of an email list of homeowners, the Bylaws require written notice, by US Mail, of Annual and Special Meetings.

Revision of the CCRs was discussed. At the current time, the basic cost of legal fees to draft revised CCRs is approximately \$10,000. Although it may be a future consideration, funds are currently earmarked for pond/irrigation upgrades. Also, any revision of the CCRs requires a two-thirds majority vote of the homeowners.

The issue of unleashed dogs in the play area was discussed. The HOA does not have control over dog issues.

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 6:55 p.m.