

## Independence Ranch Homeowners Association (IRHOA) Meeting Minutes

Date: March 9, 2021

Location: Zoom

Attendees: Rick Nelson, Kevin Price, Brent Uilenberg, Matt Collins, Larry Stahler, Doug Eury, Meredith Giancarlo, Admin

Absent: None

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### *Meeting Called to Order at 6:00 p.m.*

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

- None.

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

- The Minutes of the January 7, 2021 minutes were previously approved via email.

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

- Monthly financial report by Kevin- motion to approve and unanimously accepted.
- Collections report from Meredith- 38 of the 250 homeowners still owe dues.
  - Second invoices were mailed mid- February

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

- The ACC process of review and approval was reviewed.
  - Agreed upon Process- ACC gets the package from the homeowner and reviews it. They send the application and recommendation for approval or denial to the Board via email for a vote. The Board votes via email replies. The Board needs four people to vote for yes or no to complete the vote. ACC emails certification of approval or denial to the homeowner.
  - It was agreed a Gmail account for the Board will be established to serve as electronic storage for documents and correspondence. Meredith will set it up.
- There was discussion about sheds and matching them to the house. It was proposed that at a minimum the color of the shed and the shingles must match, but pass on requiring that the texture material must match (ie stucco to stucco). There are already many examples in the neighborhood of sheds that were built without matching the shed and house siding. It was noted that stucco is very expensive.
  - Board voted yes and added that this should be updated into the CCR's.
- Several pending votes on applications were made and approved.
- The unique situation at 686 Long Rifle Rd was discussed. Matt clarified that a fence variation was granted by the developer to allow for a higher fence. The RV must still be screened behind the fence.
- Rick requested ideas for how to better educate members of the CCR's
  - Some ideas were: Summer letter reminding homeowners of common violations; Request title companies get a document signed by purchasing homeowners that states they have read and understand the CCR's.

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

- Parking concerns at the basketball courts.

- It is very congested and could prevent the passing of emergency vehicles.
- Kevin will contact the parking division at the city to come do a survey. They will provide and post parking signs at no cost if an issue is verified.
- Winter sidewalk maintenance
  - Larry will do the greenspace path for the rest of this snow season.
  - A call to homeowners for paid help will go out again before next snow season.

6) **New Business:**

- Board voted and approved to use funds to purchase basketballs in better shape for the basketball courts. This is a one time purchase. The Board is also considering more attractive storage for the balls than the current ones.
- Rick will contact Smith Signs for a quote to repair damage to HOA monument signs. This company has helped in the past.
- Larry will walk with Alpine Tree Services, the tree trimmer to decide how to best use the budgeted \$5000 to trim trees presenting dangers to person or property in the common areas.
- The WD Yards contract is up for review and renewal. Rick will inquire about price-breaks for signing an agreement for longer than one year.

**Executive Session**

- No legal issues.
- Violations: No uncorrected violations noted.
- Homeowner issues: none noted.

7) **Adjournment:** Motion by Rick, seconded by Kevin to adjourn the meeting. Unanimously carried. Meeting was adjourned at 7:44 p.m. Next Meeting: April 19 at 6:00 pm via zoom.