Independence Ranch Homeowners Association (IRHOA) Meeting Minutes

Date: May 24, 2021

Location: Home of Kevin Price

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

Absent: None

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

1. **Homeowner Issues:**
* None.
1. **Approval of Minutes:**
* The Minutes of the April 19, 2021 minutes were previously approved via email.
1. **Financial Report:**
* Monthly financial report by Kevin- motion to approve and unanimously accepted.
* The HOA still does not have access online to the money market account despite several attempts. Kevin will try his contact at Alpine bank again so that Meredith can transfer $10k from checking to the money market.
* Collections report from Meredith- 7 of the 251 homeowners still owe dues.
	+ Final invoices with 18% interest were mailed.
1. **ACC Committee Actions:**
* Several homeowners applications were discussed and voted for approval or not.
1. **Old Business:**
* Continue to discuss basketball court issues.
	+ Kevin talked to the usual users and they seem to have responded
	+ Matt proposes signs on lower basketball hoops that says “These Courts for families and children under 15.”
		- Board voted to wait on this
	+ Post sign “Park Hours are Dawn to Dusk” at the Sign Smith
		- 4 or 5 signs and size recommended by Sign Smith
		- Board unanimously approved. Brent will handle.
* Common area tree trimming. More is needed after completion of $5k of maintenance. Some hazardous limbs hanging that need attention. Larry will get an estimate from Chuck at Alpine.
	+ Board approves unanimously up to 2 days of tree trimming at $1500/day for $3000 total.
* WD Yards made several recommendations for irrigation system repairs. The Board asked for an estimate of cost and a list of priority items. These still have not been received.

1. **New Business:**
* Quotes are being obtained to fix the stucco on the monument signs and the pump house.
* Annual meting to be scheduled at Two Rivers Winery for Tuesday, November 16, 2021 at 6 pm. Rick will call to schedule.

**Executive Session**

* No legal issues.
* Violations: No uncorrected violations noted.
* Homeowner issues: none noted.
1. **Adjournment:** Motion by Rick, seconded by Kevin to adjourn the meeting. Unanimously carried. Meeting was adjourned at 7:30 p.m. Next Meeting: June 28 at 6:00 pm at the residence of Matt.