Independence Ranch Homeowners Association (IRHOA) Meeting Minutes

Date: June 28, 2021

Location: Home of Matt Collins

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

Absent: Meredith Giancarlo, Admin

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

1. **Homeowner Issues:**
* Discussed compliance issues on several properties
1. **Approval of Minutes:**
* The Minutes of the May 24, 2021 minutes were previously approved via email.
1. **Financial Report:**
* Monthly financial report by Kevin- motion to approve and unanimously accepted.
* Approved to move forward with collections for 714 Roundup
1. **ACC Committee Actions:**
* None
1. **Old Business:**
* Update on Brandon from Patch Master. Work will be completed mid-July.
* Alpine Tree contract – discussed safety issues and cost involved. Rick approved moving forward and Brent seconded.
* 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:**
* HOA Admin position was discussed regarding roles, responsibilities and compensation
* Annual meeting to be scheduled at Two Rivers Winery for Tuesday, November 16, 2021 at 6 pm.
* Nations Night Out discussed for Tuesday August 10
* HOA fee structure was discussed regarding irrigation cost to members at a member request. All members pay the same.

**Executive Session**

* No legal issues.
* Violations: No uncorrected violations noted.
* Homeowner issues: none noted.
1. **Adjournment:** Next Meeting: August 30 at 6:00 pm at the residence of Matt.