

Independence Ranch Homeowners Association (IRHOA) Meeting Minutes

Date: March, 2, 2022

Location: Home of Rick Nelson

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:**

- A Dead tree at one home was discussed and the need to send a letter.

2) **Approval of Minutes:**

- The Minutes of the annual meeting from November 2021 were previously approved via email.

3) **Financial Report:**

- 2021 Annual Financial Reports were presented by Kevin. Motion to Approve the presented financials as presented was unanimously approved. Kevin will send them to the CPA for the tax return.
- Meredith was instructed to transfer \$8800 from checking to the money market account so that it will be \$10k by end of year.
- Meredith gave an update on Homeowners Dues. Currently 28 homeowners still owe. Second Notices will be sent out this week.

4) **ACC Committee Actions:**

- Ongoing discussion of shed requirements was had.

5) **Old Business:**

- Bill from WD Yards attended the meeting to present the full quote for the pond liner replacements. The quote given in the fall increased from \$30k to \$81k with an option to add bentonite and clay liner for an additional \$42k. The liner itself costs \$40k. Work could not be done until this fall or next spring due to liner and labor shortages.
 - The drastic increase led to discussion about waiting as the cost could come down in coming years once Covid-related labor and supply shortages subside. In the meantime, we could patch any tears in the top area. It appears that the pond stops at the same place each year.
 - Will said he will research the feasibility of patching quickly as any patching would need to be fixed by the time the water is let in on April 11.
 - The Board requested information on the warranty for the liner and work.
 - Motion to not move forward with pond liner replacement at this time due to the price was unanimously approved.
- Bill presented the landscape maintenance annual contract for a total of \$36,650 to be paid in 8 monthly installments. The Board requested the

mowers check that sprinklers are pointing to the right place (not the street) at each mow. Motion to approve the WD Yard Maintenance contract was unanimously approved.

- The Board discussed with Bill the need for a new pump drive. Bill quoted it for \$3500. The Board determined we need this ASAP to avoid the irrigation being down for several weeks in the heat of the summer if it fails. Motion to order the drive immediately with approval for up to \$5000 if necessary was unanimously approved.
- A motion to reconvene to discuss other items with Will at the pond was unanimously approved.

6) **New Business:**

- Water-in date April 11.
- Fence needs to be repaired around pond. Larry and Brent will look at fixing themselves and get back to the Board.
- Brent will get replacement signs for basketball courts. 2 Dusk to Dawn and 2 Clean up After your Dogs. These were removed and lost when the fence was repaired.
- March Newsletter was discussed once a decision is made about the pond information.

Executive Session

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

7) **Adjournment: 7:25 pm**

Next Meeting: In March as soon as WD Yards gets back to the Board with pond patching information.