

## Independence Ranch Homeowners Association (IRHOA) Annual Meeting Minutes

Date: Tuesday 1, 2022 6:30 PM

Location: Two Rivers Winery

Attendees: IRHOA Board Members and homeowners

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### 1) **Financial Report**

- Budget Presented by Kevin Price
  - i. The Irrigation Pond has to be replaced. The full projected cost of work and materials for this is \$100,000. This will deplete all cash reserves.
- Dues are increased for 2023 to \$435 per household. No Early Pay Discount can be offered this year.
- Emailing dues invoices from QuickBooks was discussed and emails were collected from interested homeowners.
- John Green motioned for approval of the budget and dues increases. It was seconded and approved unanimously by the homeowners.

### 2) **Board Member Election:**

- All six homeowners who were on the ballot were approved. The 2023 Board is Rick Nelson, Kevin Price, Matt Collins, Doug Eury, Larry Stohler, and Cameron Patterson.

### 3) **Homeowner Issues:**

- A concern about dead trees on people's properties was raised
- Concerns about the house on F  $\frac{3}{4}$  Road that is adjacent to, but not part of, IRHOA was raised. The homeowner heard he wants to turn his house in an event venue. Other members agreed to voice their concerns to the county about this.
- Homeowners voiced their desire for a more robust website. Additional features requested included: a section for irrigation issue updates especially planned down times; Events tab; a link to Redlands Power homepage; and more prominent Board contacts' page.