Independence Ranch Homeowner’s Association

Board of Directors Meeting

**Wednesday, April 5, 2023**

703 Roundup Drive

6:30 p.m.

**Homeowner Issues:**

**Minutes of Previous Meeting:**

* Minutes from the February 2023 meeting were approved via email.

**Financial Report and Accounting Issues:**

* Collections progress report from Meredith
* New collection policy was discussed and approved as follows- All unpaid dues will be assessed a $25 late fee. If not paid by April 30, then add 18% interest. Per state law, invoices showing amounts due must be sent monthly until paid.
  + This will be finalized and posted to the website.
* Financial Status presented by Kevin.
  + Matt motions for accepted as presented. Rick seconded. Unanimously approved.

**ACC Committee Actions:**

* Homeowner application approvals if needed.
  + Fence application for 689 Long Rifle Rd.
    - Requesting variance for 4 ft due to safety regarding pool.
  + Various roof approval requests.
  + Spring letter ideas
    - Remind people to get ACC HOA approval for projects even replacing existing (i.e. roofs)
    - Cleanup junk from visible areas.

**Old Business:**

* Update on pond work
  + Water goes in Thursday 4/6 via a truck. Water turns on April 17. We allow it to flush for about a week before filling the pond.
  + Take pictures of liner before filled.
  + Quoted $1300 to add a crushed-rock gray stone path around the pond with a 3ft width.
    - Motion to approve made by Kevin. Seconded by Matt and approved unanimously.
  + Overflow pipe placement needs to be double checked. Rick will ask Wiseland and WD Yards about this.
* WD Yards is fixing leaks in the system before water comes on.
* Variable drive will be installed soon.
  + Rick will ensure it is installed before water is turned on.
* DORA- work to update HOA registration stalled out.
* WD Yards- trimmed all the trees and bushes.

**New Business:**

* Merry-Go-Round containment is cracked and a stake is sticking out.
  + Kevin motions to authorize Larry to fix it with a budget of $200. Unanimously approved.
* WD Yards walkthrough needs to happen to point out desired work and get cost estimates.
* New benches may be needed soon.
* Pickle ball lines are disappearing.

**Executive Session (if needed)**

* Legal issues
* CC&R process for approval
* Violations & Homeowner issues (complaints, etc.)

**Reconvene if necessary:**

* Board vote on any topic(s) from Executive Session requiring a vote

**Calendar/Announcements:**

* Next meeting May 3 at Rick Nelson’s house if necessary.

**Adjournment:**

7:25 PM