Independence Ranch Homeowners Association (IRHOA) Meeting Minutes

Date: May 7, 2024

Location: Basketball Courts

Attendees: Rick Nelson, Cameron Patterson, Larry Stohler, Robbie Koos, Matt Collins, and Meredith Giancarlo (Admin)

Absent: Kyle Lottman

***Meeting Called to Order at 6:0 p.m.***

**Homeowner Issues:**

**Minutes of Previous Meeting:**

* Previously approved via email

**Financial Report and Accounting Issues:**

* Collections-
	+ 2023 is fully collected collections progress update
	+ 2024 collections- 12 remaining households. They have been sent invoices with $25 late fees
* 2024 Financial Statements presented by Meredith.

**ACC Committee Actions:**

* No application approvals needed.

**Old Business:**

* Mapping of irrigation system project update.
	+ Members William Magee at 2039 F ¾ Rd and Larry Anna at 2061 Spur Cross were contacted by the Board.
* Dead trees and weeds on people’s properties. Tree committee by member Julie Sinnott.
	+ Irrigation downtime and restricted flow issues last summer

**New Business:**

* None

**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 in Q3. The specific date will be decided later.

**Adjournment:**  7:00 pm