Independence Ranch Homeowners Association (IRHOA) Meeting Minutes

Date: August 19, 2024

Location: Playground area

Attendees:, Matt Collins, Kyle Lottman, Cameron Patterson, Larry Stohler, Robbie Koos

Absent:, Rick Nelson and Meredith Giancarlo (Admin)

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

**Homeowner Issues:**

**Minutes of Previous Meeting:**

* Previously approved via email

**Financial Report and Accounting Issues:**

* Collections- no update given as updates had been sent previously via email.

**ACC Committee Actions:**

* No application approvals needed.

**Old Business:**

* Homeowner concerns about restricted flow issues this summer
  + Bill from WD Yards and Ethan Cloutier and Judd Lovern of the irrigation committee were present
  + It was determined that the old pump is worn out. A new pump with maximum HP for our system is needed for our neighbors on Wrangler CT, Wrangler Way, Paint Pony and Stetson to receive adequate water. The Board agreed unanimously to move forward with WD Yards purchasing and installing the pump at the price of $10,900. Cameron, Vice President, signed the Estimate from WD yards gave it to Bill to move forward with ordering the pump. Bill mentioned that included in the $10,900 was about $1,000 to fix the transducer at the pond. The pond does not need to be emptied to do this fix.

**New Business:**

* We also discussed the issue of RV Parking in IR. After reading the CCR's, we determined that there is RV Parking allowed, however, it must be wholly put in a garage or screened to prevent visibility from view from the street and adjoining neighbors. This is as stated in the CCR's
* It was discussed that the Annul Meeting should be held in November this year.

**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 September 24, 2024

**Adjournment:**  7:00 pm