Independence Ranch Homeowners Association (IRHOA) Meeting Minutes

Date: September 24, 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:**

* Approved minutes from August 19, 2024 meeting

**Financial Report and Accounting Issues:**

* Collections
  + 2024 collections progress update- 2 remaining households of partial payments due. Reminder invoices with accruing late fees are sent each month in accordance with our policies.
* 2024 Financial Statements presented by Kyle
* 2025 Budget presented by Kyle

**ACC Committee Actions:**

* No application approvals needed.

**Old Business:**

* Homeowner concerns about restricted flow issues this summer
  + Installment of the new pump has been scheduled.
  + Tree trimming work is being scheduled by Rick.

**New Business:**

* Robbie discussed Slow signs and other options to help with excessive speed of traffic on 20 ½ Road
  + All agreed the it was a safety concern and it was determined that Robbie would research more information for this.
* Who will run for 2025 Board

**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 Annual Meeting in November, 2024

**Adjournment:**  7:00 pm