

Independence Ranch Homeowner's Association  
Board of Directors Meeting  
**Thursday, January 13, 2025**  
2050 Wrangler Ct (Robbie's house)  
5:30 p.m.

**Board Positions:**

- **Elect Board Officers**
  - President
  - Vice President
  - Treasurer
  - Secretary
  - Irrigation - willing to provide phone number on website for emergency
  - ACC
  - Combine any above?

**Homeowner Issues:**

- Fines amounts
- Violation Letters
- 3 dead trees at 675 Long Rifle

**Minutes of Previous Meeting:**

- Present for approval

**Financial Report and Accounting Issues:**

- Collections- All of 2024 collected
- Financial Status presented by Treasurer.
- Google Dropbox IRHOA81507
- Money Market money into higher yield savings

**ACC Committee Actions:**

- Homeowner application approvals if needed.

**Old Business:**

- Slow signs; yard signs?
- On-leash dog signs
- Tree trimming

**New Business:**

- Update website;
  - Jody Rucinski or other
  - Budget
  - Add 1 email for violations that forwards to who is handling violations
  - Immediate- remove home address, personal phone numbers and personal emails? For everyone's safety we should look at this.
- Swing- broken

**Executive Session (if needed)**

- Legal issues
- CC&R process for approval
- Violations & Homeowner issues (complaints, etc.)
  - 2044 Wrangler Way- dog and other complaints

**Reconvene if necessary:**

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

**Calendar/Announcements:**

- Next meeting in Q2

**Adjournment:**