

# INDEPENDENCE RANCH HOA — BOARD MEETING MINUTES

Date: January 16, 2026

Time: 4:00pm

Location: 706 Roundup Drive

## Call to Order

Meeting called to order at 4:00pm by Matt Collins.

## Roll Call

Board Members Present:

- Alyce Genova
- Bob Spuhler
- John Green
- Kyle Lottman
- Matt Collins
- Meredith Giancarlo (admin)

Board Members Absent:

- N/A

Others Present:

- N/A

## Officer Appointments / Organizational Actions

Appointments:

- Alyce Genova to serve as Secretary/Communications Officer
- Bob Spuhler to serve as Vice President
- John Green to serve as President and Landscape/Irrigation lead
- Kyle Lottman to serve as Treasurer until replacement identified
- Matt Collins to serve as ACC lead

Actions:

- Recruit and identify new board member to replace Kyle Lottman as Treasurer

## Homeowner Issues

Actions:

- Board will approve homeowner notifications and Alyce will manage emailed notifications
- John and Bob will handle in person notifications as needed
- 686 Long Rifle - monitor for RV parking and fence variance
- 2044 Wrangler Way - issue identified, details pending

## Minutes of Previous Meeting

### Actions:

- Previous minutes approved via email
- Q1 minutes to be approved via email

## Financial Report and Accounting

### Actions:

- John, Bob, and Meredith to coordinate banking authority updates
  - Bank requires signed minutes provided by Alyce
- Identify Treasurer replacement to relieve Kyle of duties

## ACC Committee

### Actions:

- Matt will coordinate with board on required approvals via email

## Landscape and Irrigation

### Actions:

- John to oversee Redlands Water and WD Yards communications transfer

## Old Business

### Actions:

- N/A

## New Business

### Actions:

- Alyce to update website with support from Jody including meeting minutes, financials, and irrigation notices
- Meredith to grant John and Alyce access to Google Drive
  - A follow-up meeting with Reggie can be scheduled if needed
- Procedures to be added to website

## Adjournment

The meeting adjourned at 5:40pm.

## Certification

Approved on January 22, 2026

Secretary: Alyce Genova Date: January 22, 2026