

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