

IRF HOA Board Meeting Minutes
October 8, 2019

Board members present: Diana Merciez, Jim Smith, Mike Boungiorno . Members absent with notice: Donald Darcy and Sun Betancourt.

UPA manager Jennifer Copeland present

6:30 Call meeting to order

Board positions announced: President: Diana Merciez, VP: Mike Boungiorno, Treasurer: Jim Smith, Secretary: Don Darcy and Member at Large: Sun Betancourt.

Motion to accept minutes from August and waive reading. Jim, Diana 2nd

6:33: Homeowners Forum: One Homeowner elected to speak. Questioned the process for approving ARB applications.

6:50: **Financial Management reports** given by Jennifer Copeland.
Revised budget reviewed.

7:00 Committee Reports

ARB: 3 members present, discussed application approval process. Applications can be approved through email provided there is unanimous approval. If not unanimous a meeting can be held prior to the regularly scheduled meeting to discuss application.

ARB application form will be updated to reflect current procedure.

Newsletter: Articles due by October 11th

Social Committee: No members present.

Mike updated board on the October 26th Community Day.

7:15 Motion to move to **New Business:** Mike, Jim 2nd

Revised budget will be sent out to all homeowners.

2020 dates for meetings are as follows:

Jan 14, Feb 11, April 14, June 9, Aug 11, Sept 12 (annual meeting), Oct 13, Nov 10

Meetings will not be held in the months of March, May, July and December

Unfinished Business:

Update on BMP. Diana read the email from HOA attorney which outlined the city of VB's response. City refuses to give guidance on who is responsible for the bank maintenance. HOA Attorney is attempting to reach City Attorney to discuss moving forward. If no reply by Friday, October 11 she will move forward in preparing discovery.

7: 35 Motion to adjourn meeting and enter executive session. Mike, Diana 2nd

7:45 Motion to adjourn meeting. Mike, Diana 2nd

A handwritten signature in black ink, appearing to be "Diana", located in the bottom right corner of the page.