

**IRF HOA Board Meeting Minutes
February 11th, 2020**

Board Members present: Diana Merciez, Jim Smith, Don Darcy, Mike Bongiorno. With Sun Betancourt arriving at 6:39.

UPA manager Jennifer Copeland and new manager Denniece Clanton present.

6:33 Call meeting to order.

Motion to waive reading and accept minutes from November. Diana, Mike 2nd. Approved

Management reports given by Jennifer Copeland. Revised budget submitted for approval. Perimeter fence has been repaired and both swings have been replaced. A full reserve study recommended to be conducted, anticipated cost of approximately \$2,000 (High side).

The lawyer has requested solitude quotes for water treatment of the BMPs. We are still waiting on discovery and the judges order for the city's answer to the question of easement maintenance.

Committee Reports

ARB: No members present

Newsletter: Diana resigning from the newsletter. She will continue until a new writer can be found. Have inputs to her by 14 Feb.

Social Committee: No members present

New Business: Discussion concerning a No Soliciting sign at the front entrance. No action taken due to the fact that the sign would have no legal weight and would be ignored by solicitors. It was recommended to put up personal signs that includes "violators will be prosecuted" verbiage.

Mailbox flags are being held by Sun. Notifications going out via newsletter and meeting notification to contact board members for free mailbox flag.

ARB application for solar panels was discussed. UPA to provide a list of possible pre-approved application items for a ARB rules change.

Old Business: BMP update was there is no update. UPA was unable to contact the HOA lawyer. Face to face meeting between HOA president and our lawyer to get an update.

Pond water maintenance was discussed to prevent spring/summer algae blooms. Motion to treat the ponds for algae blooms by Mike, Don 2nd. Approved 4-1

Next board meeting set for April 14th. Online vote updated this to 17 March.

Post executive: New homeowner packets to include a \$25 Home Depot gift card and ARB guidelines.

8:00 Meeting Adjourned Motion to adjourn the meeting by Diana, Sun 2nd. Approved