

BOD Indian River Farms
HOA Meeting Minutes
March 7, 2017

The meeting was called to order at 6:31pm. Board members present, Erick Kearns, Tonya Anderson, Janet Wilms, Cindy Rauch and Matt Merciez. In addition to homeowner attendance at the UPA office, a conference phone line was opened to allow homeowners to participate in the meeting via teleconference.

February BOD Minutes were approved with a motion to dispense of the reading and approve as written by Erick, Matt. Motion carried

Officer Reports were waived with a motion by Erick/Janet. Motion carried

Michaela reviewed UPA management report after motion by Erick/Matt. Motion carried

Motion to hear committee reports by Erick/Matt. Motion carried

ARB committee:

ARB Committee report presented by Ms. Wynn. She advised there were no updates since the February meeting.

NOTE: The next quarterly walk-through of community area is slated for April 2 at 4pm. Those interested in participating in the walk-through will convene in the common area park at 4pm.

Newsletter:

Newsletter report was provided by Diana Merciez. Diana made a general call for articles and topics of interest to the community for the next newsletter. She requested submission of articles by March 14. Due to the timing of the February and March BOD meeting dates, and the time required for editing and approval of the newsletter, the February newsletter was posted to the website but it was not mailed to those residents that have signed up to receive a mailed copy. The March newsletter will be a combination of the information from February BOD meeting and the March BOD meeting and will be mailed to those that have requested a mailed copy and posted to the website once it is compiled and approved. It was suggested there be a call out for volunteers to assist with the removal of the sand from the sandbox in the play area on April 2nd. It was suggested we include a printed copy of the ARB application in the mailed version of the newsletters, along with another reminder that the ARB applications are available on the website. It was noted this has been done several times previously.

Social committee:

Social Committee report was provided by Theresa Bell. Theresa is looking for the community to provide suggestions on activities for the Spring Fling event planned for April 9. The social committee is trying to assess interest from homeowners in having the event, as well as to determine the quantity and type of activities and prizes that should be planned. The Social Committee is requesting that homeowners express positive or negative interest in the event by April 1 to allow sufficient time for planning or cancellation. It was suggested that interested homeowners donate a small quantity of filled plastic eggs to support the event, as was done last year. There was a general call for new members for the Social

Committee. If interested in participating on the social committee, please reach out to Theresa Bell directly, to Michaela, or to send an email via the email address on the website.

Theresa reminded homeowners of the general information class for Neighborhood Watch that will be taking place on March 14. She plans to attend and welcomes others from the community who are interested in this program to attend as well. It is a 2 hour informational meeting. Theresa will present the information to the BOD. Target minimum level of interest to move forward is 55 homes. This is just those homes that show interest in learning more about the program. If it moves forward we would need homeowner participation as watchers and block captains. More information on the roles and responsibilities of watchers and block captains will be available after the March 14 meeting.

New Business opened at 6:45pm by motion from Erick/Matt. Motion carried

Erick advised that the BOD has sought a second legal opinion on Rule 11 regarding BMP bank management and the HOA responsibilities around BMP management from Inman and Strickler. There were conflicting legal opinions presented to the BOD and additional questions regarding Note 16 on the association plot on file with the City. Mr. Inman is providing this consultation. Mr. Inman's intent was to review with personnel in the City offices on March 8, to conduct an independent analysis of the revised Rules and Regulations, and to understand the City's intent regarding Note 16. The BOD expects a response from Inman and Strickler in the coming days. The intent of the BOD is to advise homeowners of the current position regarding Rule 11 and BMP maintenance after confirmation of our responsibilities and authority from the legal consultants.

Moved to Unfinished Business by motion from Erick/Matt. Motion carried

A revised quote submitted from Playground Specialists for installation of rubber mulch into the current sandbox area of the playground and restores the mulch level on the remainder of the play area to the required 9 compacted inch depth was reviewed. Reminder that Tonya agreed to coordinate a community effort to remove the sand from the current sandbox area on April 2nd, ahead of any installation of new mulch. Motion to approve revised proposal by Erick/Matt. Motion carried unanimously.

BMP water maintenance contract proposals had been tabled for further discussion until this meeting. Reminder that the water chemistry proposals are simply water chemistry and do not include management of the growth on the banks nor dredging of the BMPs. While everyone understands the need to monitor the water chemistry and take appropriate steps to address algae growth or other chemistry concerns, we should proceed carefully and within the scope of the HOA responsibilities. Having a water chemistry contract does not imply that management of growth on the banks of the BMP is not necessary or not appropriate. They are tools that should work together to maintain the functionality and safety of the BMPs. A question was raised if the BOD should manage the water chemistry now while we wait for the legal determination on Note 16 and Rule 11? Since we anticipate additional information from Inman and Strickler shortly, and will know more at that time about HOA responsibilities, we could wait until that legal opinion is available. It was noted that the algae growth first started to appear in late June to July last year when the water temperatures were warmer. Michaela advised that Solitude offers a service that is similar to a reserve study for the BMP that would monitor sediment depth and overall integrity of the BMP. It was discussed this is what the City provides every 5 years as part of their BMP inspection process. There was discussion about whether the HOA

should just dredge the BMPs now, or proactively plan a dredging schedule. There was discussion that the City maintains responsibility to dredge the BMPs, at their cost, however the schedule for dredging is protracted and dependent upon City funding and budgetary constraints. It is not a guarantee that dredging would occur on a specific date or timeline. Motion to continue to pend water chemistry contract discussion to the May 9 BOD meeting when all legal advice would have been reviewed, by Erick/Matt. Motion carried.

Homeowner's Forum commenced at 7:10pm.

A homeowner noted she did not receive a mailed newsletter after the February BOD meeting. The February newsletter was posted on the website but was not mailed due to timing. There will be a combined Feb/March newsletter posted to the website and mailed to those that have requested a printed version.

It was noted there have been requests in the past to include the meeting agenda on the reminder postcards. It was noted that the postcard coming out in advance is appreciated but the homeowners need to be notified of the agenda. The postcards have included a sentence regarding major topics of discussion. The card mailed in January noted the BOD would be evaluating an open board position, for example, but the space is very limited. Suggestion was to include a single sentence about the topics to be discussed on the postcard. It was noted that the agenda could change up to the time of the meeting, and it would not be possible to include all topics of discussion on the postcard.

It was advised that there are people still in our Facebook (FB) group that no longer live in the community and the participant list should be reviewed and updated. It was also noted we have recently seen multiple requests for addition to the FB page from people that have no apparent connection to this community. These requests are screened against the homeowner list to confirm these requests are coming from current homeowners of IRF. This vetting of requests sometimes requires UPA to confirm new homeowner names. Call to all current homeowners to let the board know if a homeowner is experiencing delays getting approval to join the closed FB group so we can expedite those requests where appropriate.

A homeowner noted she had recently seen red signs in other neighborhoods that state "Drive like your kids live here" and thought that would be a good idea to post in our community to help address speeding. She inquired if the BOD could purchase signs, and where they could be placed to be effective and still in accordance with City signage regulations. Could they be placed in the entrance island, or in the common area at the entrance? The homeowner volunteered to assist with posting signs.

There was an inquiry if the second opinion from Inman and Strickler was going to cost HOA funds. It was advised there has been no cost to the association to date for this opinion. There was a suggestion that the HOA pursue reimbursement of funds from the association attorney if the legal guidance previously supplied was incorrect.

There was a question about City storm water pipes that feed into the BMP and if the City inspects those regularly. It was advised the City does inspect their storm water management system regularly and would advise if there were any issues.

There was an inquiry from a homeowner asking what to do if they witness a violation of the Rules and Regulations or anything in the Declaration. It was advised to reach out to Michaela at UPA to discuss the violation.

Matt Merciez advised that he does occasionally post to FB but he is reluctant to reply to specific questions on FB due to the swirl and debate that ensues. He stated he prefers to respond to questions face to face with his neighbor. As a reminder official questions to the BOD should be submitted to the email addresses on the website.

Homeowner's forum closed at 7:38PM.

The open session of the meeting was concluded with a reminder the next BOD meeting is scheduled for May 9, 2017, and the conference phone line was closed.

Motion by Janet/Tonya to move to executive session at 7:40pm. Motion carried.

Motion by Matt/Cindy to close Executive session at 7:54pm. Motion carried.

Motion to adjourn meeting at 7:55pm by Erick/Matt. Motion carried.