

Indian River Farms HOA meeting was held June 8, 2021

Quorum was established. Board members present: Diana Merciez, Mike Boungiorno, Joe Modica and Jim Smith. Absent was Dylan Nelson.

### **6:32 Call to Order**

Introduced of new UPA Property Manager for IRF, Kelli Badary.

Introduced Chris Connor, representative from Storm Water Pond Management. Chris gave an overview of a BMP's purpose and function. He reviewed what maintenance has been performed to date and what he will be doing over the next several months. He answered questions from homeowners on seeding, erosion, weed control to keep in/outlets free of debris and when mowing will take place. He will coordinate a date with Kelli on when he can come out to look at 2 specific properties where homeowners have concerns. He will also provide a list of the products they use in/around the BMPs.

7:03 Diana motioned with Mike 2<sup>nd</sup> to waive reading the minutes and adopt as written. Unanimously approved.

### **7:04 HOMEOWNER FORUM**

Question from homeowner on who is responsible for slope erosion.

Question from homeowner on how to prevent trespassing on private property.

The board acknowledged that the recent influx of people fishing was problematic for some of those living on the BMPs. A board member volunteered to relocate the no trespassing sign at the front of the neighborhood so that it is more visible. The access area at the entrance to the BMPs on Affirmed are on private property. Permission from the homeowner would need to be granted for signs to be placed there. Two of the homeowners have already stated publicly that they did not want signs on their property. The posts that are there currently are City owned and permission from the City would most likely be needed as well.

The board will research to see to what extent the HOA is responsible for erosion repairs.

### **7:24 MANAGEMENT REPORTS**

Kelli reported that financials are all in order.

ARB: An ARB member reviewed protocol and requested that one person from the ARB be a point of contact for UPA. Kelli agreed. An email will be sent to the ARB members and a point of contact will be chosen. The quarterly walk-thru will be performed at the end of June as weather allows. The board requested that they not be included on ARB emails unless an appeal is received.

### **7:34 UNFINISHED BUSINESS**

(see homeowners forum regarding signs)

### **7:35: NEW BUSINESS**

Diana motioned to accept the proposed rule changes from 2016. Mike 2<sup>nd</sup>. 3 board members voted yes, 1 voted no. Motion carried by majority. Kelli will mail out rule changes. A copy will be placed in the newsletter as well.

Diana motioned to accept the proposal from SWPM to remove the remaining limbs/tree branches from the BMPs. Mike 2<sup>nd</sup>. Unanimously accepted. Signed proposal will be forwarded to Kelli.

A homeowner had asked previously that the board investigate adding fountains to the BMPs. Upon discussion and feedback from SWPM, the board will not be moving forward. This is due to the expense of purchase and installation, maintenance expense, benefit of oxygenation is negligible, noise, necessary homeowner approval, and access to electrical boxes would be problematic.

The next meeting is scheduled for July 13. Meeting will be held through Microsoft Teams.

7:53 Meeting adjourned