

July 10, 2018 IRF Homeowners Meeting

6:33 Meeting was called to order by President Donald Darcy

Board Members Present: Sun Betancourt, Diana Merciez, James Smith and Donald Darcy

Board Members Absent: Tina Sudduth

Motion to by-pass reading of the April Minutes and accept as written made by Diana and 2nd by Jim
Passed with unanimous vote

June minutes were not available. Manager will contact Secretary as a reminder that these are needed.

HOMEOWNERS FORUM Opened @ 6:40 Closed @ 6:53

Homeowner demanded a board member be removed from the board due to what he felt were violations of upkeep on his home.

Homeowner stated that emails had been sent on numerous occasions to the prior managers citing violations of ARB rules and regulations and nothing had been done. Asked that current manager be diligent when looking at homes in the neighborhood and citing homeowners for violations with follow up if not corrected.

Manager responded that walk through was done and many homeowners were sent letters asking for violations to be corrected. She explained the process which she must go through before action by the board can be taken against a homeowner.

Homeowner asked that all in IRF be reminded to remove newspapers from driveways on a timely manner as these get swept into the street and into the drains. Asked that this be placed in the newsletter.

Management Reports:

ARB representative not in attendance. Manager knew of no new applications.

Newsletter articles will be accepted until 7/18

NEW BUSINESS opened @ 6:54 and closed @ 7:22

Motion made by Donald Darcy that postcards and newsletter be sent to all tenants and homeowners who do not live in IRF but own a home here. Motion was 2nd by Sun and passed unanimously.

Discussed Community Day. Manager stated no one contacted her about being on the social committee. Diana Merciez and Sun Betancourt offered to take responsibility of contacting vendors and coming up with ideas for entertainment and food. Diana and Sun will present @ the August meeting. Donald Darcy made motion for budget for community day be set @ \$4000. Sun 2nd and passed unanimously. Times for community day set as follows:

2pm begins/ entertainment available

4pm meeting/voting of new members

5pm food served

Discussed having grills brought to the park and grilling hot dogs in addition to catered food.

UNFINISHED BUSINESS opened @ 7:23 and closed @ 8:23

Revised bids reviewed. Motion by Diana Merciez to accept Brooks Electric bid to repair lights and wiring @ front of neighborhood. Send by Sun Betancourt and passed unanimously. Manager will contact.

Discussion on ongoing BMP responsibility. Board has been waiting on a response from the City of VB since April. Donald Darcy stated that his attorney is willing to sit down and discuss matter with HOA attorney. Board agrees that waiting on the city will not resolve matters and agreed that getting the attorneys to talk face to face may be the best way forward at this time. Motion to direct manager to contact Inman and Strickler to initiate setting up of meeting made by Diana Merciez and 2nd by Jim Smith with aye votes by Sun Betancourt. Donald Darcy abstained.

Walkway for park area discussed and drawn on plat. Diana Merciez will take to the city to secure permit. Manager will request bids based on plat drawing from three contractors.

8: 23 Motion to adjourn from open forum enter executive session made by Don and 2nd by Sun

8:43 Motion to return from executive session and adjourn meeting by Don and 2nd by Jim

A handwritten signature in black ink, appearing to be 'Don', with a large loop at the end.