

IRF HOA Board Meeting Minutes  
August 13, 2019

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

UPA manager Jennifer Copeland present

6:30 Call meeting to order

Motion to accept minutes from April and waive reading. Jim, Don 2<sup>nd</sup>

6:33: Homeowners Forum waived as no community members chose to speak

6:35 **Financial Management reports** given by Jennifer Copeland.

Proposed budget reviewed. Request by board to have the budget reflect no rise in homeowner dues.

Reviewed bids for bank maintenance of bmp on KDD. Motion by Diana to accept Kurrigan's bid. Mike 2<sup>nd</sup>. Vote unanimous to accept.

All Things Green will be providing beautifying proposal for island at entrance.

**6:48 Committee Reports**

**ARB:** No members present. Jenn to remind committee to do the quarterly walk-throughs as none was completed in June.

**Newsletter:** Articles due by August 18.

**Social Committee:** Theresa Bell present and stated she is still working on welcome baskets for new homeowners.

6:55 Motion to move to **New Business:** Don, Jim 2<sup>nd</sup>

Annual Meeting to be held in September. No one has stepped forward to plan/coordinate the entertainment portion. At this time only the meeting portion is scheduled. Sign in will begin at 4:30 and meeting to commence at 5:00pm. 29 proxies/homeowners present to be able to conduct voting for open positions.

Diana Motioned to continue tradition of having Halloween Decorating Contest. Don 2<sup>nd</sup>. Judging will take place on Oct 31. 1 homeowner was present and volunteered to be a judge. Will place information in the newsletter and on FB. Will ask for 2 more volunteers to be judges. Board approves monetary prizes as: 1<sup>st</sup> place, \$75, 2<sup>nd</sup> place, \$50 and 3<sup>rd</sup> place, \$25.

Board unanimously approved new resolution. New resolution will prohibit any board member or homeowner from contacting the HOA's attorney without prior approval from UPA manager or the board. Resolution will be mailed out to all homeowners this month.

7:08 Motion to move to **Unfinished Business**: Don, Diana 2<sup>nd</sup>

Update on BMP. Jenn, Mike and Diana met with HOA attorney on July 29. Due to no response from the city a declaratory action against the city will be filed.

Bid reviewed for water treatment of BMP. Motion to treat KDD bmp by Don, Mike 2<sup>nd</sup>. Vote was 2 for and 2 against. Motion did not carry.

7: 25 Motion to adjourn meeting and enter executive session. Don, Mike 2<sup>nd</sup>.

7:28 No executive business to discuss

7:30 Motion to adjourn meeting. Don, Jim 2<sup>nd</sup>

A handwritten signature in black ink, appearing to read "Dmy", is located at the bottom center of the page.