

Irish Walk HOA
Annual Meeting of Members
Saturday, April 14, 2018

Barrett Miller called the meeting to order at 14:09

Attendees

Barrett Miller - President
Fred Miller - Vice President
Matt Spinelli - Secretary
19 Homeowners (see *sign-in sheet*)
10 Proxy Votes (see *returned forms*)

*Quorum not reached

Notice of Meeting

Notice was sent out via mail, email, and posted on the website March 12, 2018.
Mailing included the 2018 Proposed Budget and 2017 Annual Meeting Minutes.

Approval of 2017 Annual Meeting Minutes

Barrett Miller called for discussion related to the 2017 Annual Meeting Minutes.

Discussion focused on items to be discussed in *New Business*:

- A Better Alternative Management's (ABA) responsiveness
- Selective enforcement of rules (e.g., basketball hoops)

Minutes are approved automatically given quorum was not reached.

Reports of Officers

Fred Miller (Vice President)

- Irrigation has been turned on for the season. Notice was provided on the website and on mailboxes a week ahead of time so residents could close valves and avoid flooding out their neighbors.
- Please make sure that you keep fence gates closed when working in your yards so that dogs don't get out of yards.
- Mesa Turf Masters has begun grass/weed treatment of common areas.
- Mowing has started for the season.
- New pumps and control boxes have been installed.

- Annual Community Cleanup Day is scheduled for April 28.

Question: What's with the weeds and poor drainage at the end of Brooks Ct?

Answer: Concrete at the end of the drainage has settled/sunken enough that it doesn't drain properly. Folks have piled up the rocks to prevent the footpath from becoming soggy, but then weeds take over and need regular maintenance. In addition to Fred's weed spraying, Matt will periodically spray and weed-whack. Fred will also talk to a contractor and see what it will take to fix the concrete.

Question: What can be done on the west side of the Irish Walk entry where the beautification (i.e., trees) along the F ½ Rd fence line have all died? Do we address this during the volunteer cleanup day?

Answer: Fred will talk to Kevin about the tie-ins to irrigation. It is believed that these plants are irrigated and controlled by a disgruntled neighbor who shut off watering to spite the HOA. Once it is known how they are irrigated we can look into alternatives so that this neighbor is not depended on. Fred will also remove the dead tree.

Matt Spinelli (Secretary)

- Encourage homeowners to turn their frustrations into actions and volunteer.

Barrett Miller (President)

- Nothing to report

Open Discussion of Old Business

Concern about ACC response time re: 624 ½ Shannon Lane and 631 Maurine Lane. Forms were submitted to ABA but board was unaware of requests. One homeowner believed that the covenants allowed action if a request goes unanswered for either 7 or 10 days (need to check). It was explained that the board is trying for consistency and the process of obtaining approval is a way of providing Irish Walk some control over radical proposals/changes. ABA needs to keep the board informed of all requests.

Call for ACC Volunteers

Connie Morgan	970-434-1212
Brenda Case	970-261-0280
Melita Bendien	757-619-0968

Some homeowners expressed concern that bylaws are not being enforced uniformly. For example, basketball hoops on the street are being ignored while parking and trash are being enforced.

Homeowners suggested that when ACC approves a request the board call and email the homeowner so they are made aware of approval in a timely manner.

Right now Irish Walk's property manager is effectively Fred (volunteer). Ideally this would be hired out but we don't have the funding for such a position at this time.

Volunteer Lawn Mowing - two homeowners suggested that maintenance of common areas be done on a volunteer basis to save money. Approx. 4-5 reliable volunteers would be required for weekly maintenance but the board explained why this is not practical and why the HOA will not assume the risk/liability. If an overwhelming majority of homeowners weigh in and desire this, the board will re-evaluate and propose the change next year as we are currently under contract with a lawn care provider.

Call for Board Members

Board members serve 2-year terms.

Duties include answering emails about HOA matters, attending board meetings lasting 1-2 hours every 1-2 months, etc.

Eric Ross is leaving the board after an extended tenure.

Eric Tscherter relocated and has left Irish Walk.

Barrett Miller, Matt Spinelli, and Fred Miller are currently one year into their two year terms and will remain.

Gary Hamilton 649 ½ Ian Court 970-644-2085 970-314-2639

Budget

Without 2/3 of ownership present and voting, the budget passes
HOA fees were raised 10% per law/covenants - now \$145.20 per lot
2017 actual spending was under budget

Proposals: New trash can lids in the parks
 New signs and barriers on southern ROW to discourage use
 New signs and bag stations for dog owners in parks
 \$250 for a new picnic table in the main park
 \$1800 toward a new basketball hoop in main park
 Look into moving a shade structure from hidden to main park

Suggestions: Move trash can in main park away from picnic table (smell)
Consider sun/angles when moving shade structure
Protect Rain Bird systems so they don't get ruined

NEW BUSINESS

Clean-up date set for April 28th from 10-2pm

- Will focus on trash removal and shrub/tree maintenance
- Supplies and beverages provided; please volunteer

Community Yard Sale

- The HOA is willing to pay for an advertisement if there is enough interest
- Brenda Case will gauge interest and report back to the board

'No Parking' street signs along F ½ Road

- Placed there by Mesa County in coordination with the Sheriff's office (not HOA)
- All street parking (including RVs) are subject to the CC&Rs.

Accounts receivable is down \$15k thanks to ABA

- What is owed to the HOA has effectively been cut in half since ABA involvement
- The Board is willing to pursue fines and liens in cases of continued non-compliance

Board meetings are posted on the website and open to homeowners.

Meeting was adjourned at 15:42