

Irish Walk HOA
Annual Meeting of Members
Saturday, April 13, 2018

Barrett Miller called the meeting to order at 14:13

Attendees

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

*Quorum not reached

Notice of Meeting

Notice of the annual meeting was provided in advance via mail, email, and postings to both the HOA website and community message boards.

Mailing included the 2019 Proposed Budget and 2018 Annual Meeting Minutes.

Approval of 2018 Annual Meeting Minutes

Barrett Miller called for discussion related to the 2018 Annual Meeting Minutes.

Copies of minutes available alongside HOA and management company information.

Minutes are approved automatically given quorum was not reached.

Reports of Officers

Barrett Miller (President)

- The HOA changed property management companies last year:
 - Coldwell Banker Commercial Prime Properties bought ABA's business and our transition was smooth; Irish Walk is getting more for its money.
 - Currently paying \$4,200 per year for administration; other management companies would be charging twice as much for a similar level of service.
 - CBC also maintains Irish Walk's webpage:
<https://www.cbcpriproperties.com/irish-walk-hoa>

- The HOA bank accounts and signers have been updated to reflect current board members; determined necessary actions for future board member turnover.
- Recently discovered that every time a home is sold in Irish Walk, a \$100 fee is to be collected. This was not happening and has been rectified to grow our money market account for capital expenditures and continued improvements.
- Previous budgets accounted for 176 homes even though there are only 174 in the neighborhood; this has also been rectified.
- Reminded homeowners to refer to the HOA webpage as maintained by CBC
 - Important information will also be relayed via message boards.
 - NextDoor app is a useful tool but does not represent the views and priorities of the HOA Board, ACC, or management company.
 - Please feel free to utilize for networking or unofficial business.
- The philosophy of the Board is to maintain what we have and make it last before adding anything new, with the long-term goal to quit raising dues and avoid special assessments.

Fred Miller (Vice President)

- Fred donates a lot of time to the HOA, and in addition to serving on the Board, he oversees maintenance, irrigation, and landscaping activities.
- The HOA maintains three parks:
 - Main Park - Maurine Lane and Price Ditch Road
 - Hidden Park - between Shamrock Drive and Dublin Way
 - Mini Park - Dublin Way and 31.5 Road
- Irrigation was turned on April 13th
 - Subdivision filings resulted in some owners being connected to irrigation water (e.g., homes with masonite siding) and others relying on city water (e.g., homes with vinyl siding).
 - If you have questions about connecting to the irrigation infrastructure, please contact Fred.
- Mesa Turf Masters will fertilize and treat our parks throughout the year; they also treat our trees as necessary with a systemic pesticide.
- Street lights have been transferred to homeowners at a minimal cost to free up room in the HOA's budget for other maintenance and improvements.
- Message boards and the basketball hoop in the Main Park are all new, as are pet pickup stations and related supplies.
- Will be fixing up the irrigation shed at the Main Park and adding split rail fencing at all the parks to deter drive-throughs and improve their look.
- Added signage along the Price Ditch ROW to deter dirt bikes, ATVs, etc. and reduce the liability and potential risk to the HOA.
- Will add additional community message boards at remaining mailboxes.
- Planning to replace the shade canopies in the Hidden Park.
 - Homeowner suggested contacting Canvas Products in town.

Matt Spinelli (Secretary)

- Encouraged homeowners to volunteer and attend Board meetings.
- Also encouraged use of HOA parks and will design a flier for the message boards advertising the Hidden Park since many homeowners don't know about it.

Reports of Committees

Report from ACC

- Currently comprised of Brenda Cast and Connie Morgan
 - A third ACC member is required
- Many of last year's frustrations have been fixed (e.g., turnaround time, accessibility); Brenda and Connie have the committee in good working order.
 - Last year the ACC received and approved nine requests with an average turnaround time of only ten days.
- Homeowners are asked to contact management prior to any architectural changes to determine whether your project requires ACC approval; if it does, ACC will work with you to navigate the paperwork and complete the process.
 - When in doubt (about anything), ask the management company!
 - Anything with a permanent foundation will also require county involvement and permitting.
- The ACC focus is on standardizing our approach to change while maintaining home values and the character of the neighborhood.
- ACC operates independently of the Board; the Board only gets involved when requested or when ACC disagrees on the handling of an issue.

Call for members of ACC

- Nova Tucker volunteered to serve as the third ACC member alongside Brenda and Connie.

Property Management Report

Alicia Criswell - Coldwell Banker Commercial Prime Properties

- Irish Walk Administrator
- Can be reached directly at 970-632-2776 in case of an emergency

Election of Directors

Barrett Miller (President), Fred Miller (Vice President), and Matt Spinelli (Secretary) have fulfilled their two-year commitment and are willing to remain on the board for another term.

Gary Hamilton (Treasurer) has one year remaining on his current term.

Jeff Bottineau (At Large) completed his two-year term and is stepping down due to other commitments.

HOA allows for up to seven board members, which leaves three spots open. Duties:

- Meet approximately once per month during the summer months, and every two months during the offseason.
- Homework typically includes email, pricing out projects, commenting on priorities, and assisting with covenant enforcement.
- Volunteer labor a few times per year to work on HOA projects and improvements, but this is flexible and not a large burden.

No one volunteered to serve on the Board of Directors.

Approval of 2019 Budget

Without a quorum, the 2019 budget passes as presented.

- Barrett reviewed the budget and expenditures with homeowners, which were also provided in the annual meeting packet and can be found on the HOA webpage.

2019 HOA Dues are set at \$159.72 which amounts to \$13.31 per month.

- Lein fees are being collected when necessary.
- The management company is being instructed to mail dues invoices to homeowners; payment to be mailed in and payment plans are acceptable.

Barrett asked for homeowner input regarding a shade structure in the Main Park.

- With an estimated cost around \$10,000 homeowners were hesitant to commit.
- Some homeowners stated their preference that we keep the total cost under \$5,000 if we pursue installation of a structure.
- Some homeowners suggested adding trees for additional shade.
- Another homeowner suggested adding play structures for kids (i.e., playground features) instead of a shade structure.
 - Barrett reminded attendees of the Boards emphasis on maintaining and improving what we have before adding any new amenities.
 - In the case of a playground, Long Family Memorial Park is close by.
- A homeowner suggested adding a second picnic table and some benches.

Current financial standing:

- Operating account currently at \$14,821.04
- Money market account currently at \$1500.62

OLD BUSINESS

Already discussed last year's annual meeting minutes; approved.

A community yard sale has been discussed previously.

- The Board will not be overseeing this effort but will support the idea if a homeowner wants to take the lead and pursue it.

NEW BUSINESS

Annual Spring Cleanup (third annual) scheduled for April 27th from 10-2pm

- Encourage homeowners to volunteer for some/all
- Meet at the main park; supplies and snacks provided
- Bring gloves and useful tools (i.e., rakes, clippers) if you can

Brenda is willing to pursue the sale of our lawnmower and will work with Fred to ensure it works, get photos and information, etc.

A homeowner suggested using solar power to defer the costs to power street lights, pumps, etc.

- The Board is currently spending \$1,400 on electricity and switching to solar will be a substantial investment with funds we don't currently have.
- The HOA cannot prevent a homeowner from pursuing solar for their own properties.

A homeowner asked about adding speed bumps to curb speeding through the neighborhood.

- Would need to get County involved and they likely have other priorities and preferences; Recommended to the homeowner they call the County and inquire

A homeowner asked about our ability to claim water rights along F1/2 Road where an upstream neighbor has limited downstream flow.

- Fred is the most knowledgeable about our current irrigation status but the HOA is very limited in their ability to pursue this due to costs, time, etc.

The Board encouraged homeowners to 'just do it' when it comes to maintenance and upkeep of their properties and adjacent common spaces; be a good neighbor.

- Frees up time and money spent by the Board for routine maintenance.

Board meetings are posted to the website and community message boards.

- Open to all homeowners; involvement is encouraged

Meeting was adjourned at 15:34