

The Irish Walk Homeowners Association
A Colorado Nonprofit Corporation
Board Meeting Minutes
7:30 pm - October 4, 2018

Barrett Miller called the meeting to order at 19:37

ORDER OF BUSINESS

Roll Call

Barrett Miller - President
Matt Spinelli - Secretary
Gary Hamilton - Treasurer
Jeff Bottineau - Member
Herb Gearhart - Homeowner
Beverly Thompson - Homeowner

Determination of Quorum

Four board members in attendance - quorum reached.

Discussion of minutes from Board Meeting on August 2, 2018

No comments; no changes necessary.
Minutes were approved.

Compliance Surveys

Need to commit to inspections every two weeks; have not been frequent enough lately.
Rules allow a homeowner 10 days to remedy violations;
Don't conduct surveys more frequently than 10 days from receipt of letters.
Conduct more frequently than every 3 weeks to avoid resetting the clock.

Revised Covenant Enforcement Policy

Documents the procedure and policy re: enforcement of HOA rules and regulations.
Key point is a 2nd warning letter that provides 10 days to fix or request hearing;
Fines are imposed for each consecutive inspection violation after the second;
Failure to request hearing is admission of violation and fines are to be assessed.

Fines are \$50 for first infraction, \$75 for each after.

Attempt at preventing several warnings with no action or fines.

Basketball hoop rules will be enforced when left on the street or sidewalk;

A letter (drafted by Barrett and approved by Board) will be sent to remind owners of the rules re: hoops and the new hoop in the park.

Abandoned/broken hoops will be signed and eventually removed if no action.

Motion to adopt revised covenant enforcement policy was approved.

Updates on Projects

Basketball hoop was successfully installed in the main park.

Posts were installed along ditch for preventing unauthorized traffic on the ROW.

Remaining work includes: Pet pick-up stations (3)

Put up signs and cables along ditch ROW on posts

Install communication boards

October 13th selected as follow-up project day (Barrett, Fred, and Gary to attend)

All projects, enforcements, etc. are done to protect investments and home values.

Budget Report

2019 Annual Meeting

Parameters: On a Saturday in our main park with refreshments, etc.

April 13th at 15:00 selected as tentative date/time (to be posted on website)

2019 Budget Priorities

Paint the shed and replace floor with concrete

Move a shade structure and picnic table from Hidden Park to Main Park

Put metal roofs on all shade structures - may have to bid out the labor

Financial Report

We are actively filing liens against owners that have not paid dues;

Can collect 6 months past due per CO law.

Special assessment proposed by Beverly as a way of raising funds;

Money needed for maintenance, projects, reserves, replacing pumps, etc.;

Two-thirds of membership required to pass a special assessment (not practical).

August financial report looks good and was accepted by the Board;

Money Market account is growing from new home sales (builds our reserves);

Main account has \$22k with most 2018 expenses behind us;

Owed approx. \$13k in past assessments but collection is improving.

Maintenance Update

Ben Dowd was hired and came to clean out and improve drainages.

Need to revisit the sale of our lawnmower in the spring.
Considering replacing the locks on our shed and pumphouses;
Everyone on the Board will get a key and irrigation map.

Irrigation Shut off

Fred will determine last day for irrigation - likely last week of October.
Date will be communicated via website and message boards.
Fred is also going to make copies of our irrigation map available;
Matt will scan so a PDF can be made available on the website.

Old Business

ACC is active and doing its job;
Shed install/painting approved; tree planting approved.
Fred still needs to order replacement trash can lids for the parks.
Receipts were submitted for reimbursement of expenses on project days.

New Business

Beverly suggested a postcard of "Here's what we've been up to!"
Barrett suggested using the message boards and website to communicate.
Next meeting scheduled for 19:30 on December 13th at 618.5 Shannon Lane;
Will discuss 2019 budget in greater detail at that time.

Meeting was adjourned at 20:46