

**The Irish Walk Homeowners Association**  
**A Colorado Nonprofit Corporation**  
**Board Meeting Minutes**  
**7:30 pm - December 13, 2018**

Barrett Miller called the meeting to order at 19:34

ORDER OF BUSINESS

**Roll Call**

Barrett Miller - President  
Fred Miller - Vice President  
Matt Spinelli - Secretary  
Gary Hamilton - Treasurer  
Jeff Bottineau - Member

**Determination of Quorum**

Five board members in attendance - quorum reached

**Discussion of minutes from Board Meeting on October 4, 2018**

No comments; no changes necessary.  
Minutes were approved.

**Compliance Survey Updates**

Last survey was in October.  
Barrett has been surveying the neighborhood regularly; no major issues to report.

The contract assumed by the management company did state compliance surveys were part of their agreement; need to revisit this issue with them after the new year.

New plan for surveys in January after we see what the management company will do and what their fees are in 2019:

- Barrett will conduct the January surveys;
- Jeff volunteered for February surveys;
- Considering hiring someone to conduct surveys to remove the potential for bias.

Basketball hoops and trash cans are the only real ongoing issues right now;  
Some basketball hoops have been moved but at least three remain a violation.

## **2019 Budget Discussion**

Projects to be addressed in 2019:

Split rail fence at the main park (front and back): TBD (Fred)

New shelter in main park: TBD (Gary)

Metal roofs on Hidden Park shelters (2020): TBD (Gary)

Picnic table at main park: TBD (Jeff)

Shed floor and painting: \$1,000

Change drain valve: \$250

New bench at Main Park: TBD (Fred)

Additional bulletin boards (x4): \$200

Fix the v-pan and drainage below Brooks Ct: TBD (Fred)

These projects and budget numbers will be finalized for discussion before the Annual Meeting; can also use capital funds if the budget is tight.

Expecting no budget issue; more likely to have a time shortage for projects.

Place notice in bulletin boards asking homeowners what projects they would like to see.

## **October Financial Update**

\$20,377.76 in operating account (several thousand dollars ahead of this time last year).

Approximately \$10,000 in outstanding moneys (vs. about \$17k this time last year).

Sweat equity paid off and kept expenses down this year despite the projects we tackled.

\$1,500 in money market account (reserves) that comes from home sales (\$100 each);

Goal is \$15,000+ in reserves so we can cover large capital expenses/projects.

## **Maintenance Update**

Only concern at present is shoveling snow (>2”):

Homeowners are supposed to clear snow from sidewalks;

HOA - Fred clears snow after work if necessary;

Matt will clear snow from pathway between Brooks and American Manor.

Fred will get the county to reevaluate the v-pan and drainage issues.

Board members will help keep poop bags stocked and trash emptied in common areas.

### **Fred Miller Invoice**

Current invoice was approved.

Fred's time will be recorded in a shared spreadsheet for accountability.

### **Old Business**

None

### **New Business**

Motion to move any net income from 2018 to the reserve account:

Voted to move \$15k into money market account and operate with \$5k available.

\*Net income should go into reserves, otherwise it becomes taxable.

Next meeting scheduled for February 5, 2019 at 7:30 pm at 650 Irish Walk; will finalize the budget proposals and plan for Annual Meeting.

Meeting was adjourned at 20:34