

**The Irish Walk Homeowners Association**  
**A Colorado Nonprofit Corporation**  
**Board Meeting Minutes**  
**7:30 pm - February 5, 2019**

Barrett Miller called the meeting to order at 19:31

ORDER OF BUSINESS

**Roll Call**

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

**Determination of Quorum**

All five board members in attendance - quorum reached

**Discussion of minutes from Board Meeting on December 13, 2018**

No comments; no changes necessary.  
Minutes were approved.

**Compliance Survey Updates**

Barrett conducted two compliance surveys in January; next survey after February 7th.

Continue to do two inspections per month, at least 10 days after most recent mailings to allow for compliance after notice of violations.

Jeff will conduct surveys in February  
Matt will conduct surveys in March  
Fred will conduct surveys in April

Matt will email a reminder of how to use Google Drive and templates for surveys

**2018 Year End Financial Update**

Always based budget on 176 lots but there are really only 174 lots in Irish Walk.  
Historically we have been \$200+ short each year; this has been corrected for 2019.

In 2018 the HOA brought in \$217.89 in late fees, \$1400 in capital credit (electrical), \$975 in fines, lien fees of \$360 ... our income was higher than anticipated.

See 2019 Proposed Budget:

Grounds contract was more expensive than anticipated.

Irrigation required \$605 compared to the \$3,000 budgeted.

Grounds Maintenance came in over budget due to tree maintenance and projects.

Administrative costs were \$4,200 as expected with 2019 expected to match.

Insurance cost \$2,438

Spent only \$1,232 on electricity, in large part due to changes in payment for lighting.

Spent \$1,353 on correspondence.

2018 project costs were wrapped into Grounds Maintenance costs.

Net income of \$4,332.63 in 2018

## **2019 Budget Discussion**

Board agreed to increase dues 10% ... \$159.72 per lot (\$13.30 per month)

Anticipate irrigation requiring \$1,000 or less this year.

Need to replace a valve; no other expected issues.

Board agreed to pre-pay Mesa Turf Masters for the season so we can save 5%.

Budgeting \$5,338 for park improvements in 2019.

Includes fencing, communication boards, picnic tables, shed repair, etc.

## **Maintenance Update**

Propose new coverings to the three shelters in the Hidden Park; Gary will get estimates.

Propose a new structure in the Main Park (approx. \$6-10k) during annual meeting.

Shed repair (including concrete floor) - \$1,000

Fencing [board] estimate of \$3,000 (\$5 a foot x approx. 500 feet)

Front and back of Main Park

Front and street side of 31.5 Rd entrance (sans gravel)

Picnic Tables - \$600 (basic) to \$1700 (anchored)

We can create our own anchor easily to save funds  
Get longer, ADA compliant table for approx. \$700  
Pay out of prior year reserves

Message Boards x4 - \$200

Change and add drain valve - \$250

Benches - save and address in 2020

V-pain - save and address in 2020

### **Old Business**

Bought two new blades and ice melt; no other maintenance updates.

Jeff found interest in the lawnmower for potential sale this spring.

### **New Business**

Barrett will circulate meeting minute materials to board for review so that the management company can get notices sent out on schedule.

Board approved ACH payments.

No risk or cost to HOA, adds convenient payment option for owners.

Bray sent a new proposal at \$10k+ for management in the upcoming year.

Board voted to remain with Coldwell based on cost and ongoing improvements.

Next meeting scheduled for April 2nd at 7:30 at 637 Brooks Ct. (garage)

Will review budget numbers, prepare for the annual meeting, set a date for the annual clean up, etc.

Meeting was adjourned at 20:48