

Indian River Farms  
HOA Meeting Minutes  
December 8, 2015

The meeting was called to order at 6:35pm. Board members present, Erick Kearns, Janet Wilms, Cindy Rauch, and Stacy Nixon. Board members absent, John Hernandez. The board moved to executive session at 6:37pm and closed at 6:47pm. Minutes were approved with noted spelling correction on motion from Janet, Cindy.

The ARB Committee reported that observations that Valley Crest failed to provide adequate landscaping in the front flower beds and noted there was not any mulch. Michaela asked to email and ask if complete. In seeking other potential vendors for new landscapers, Tina Sudduth offered to send Michaela the vendor list to get those entities UPA approved. ARB meets the first Tuesday of the month for review. Michaela shared information for getting on the vendor list for UPA. A one time payment can be done easily through UPA, but adding a company to the list for our property only required insurance, W-9 and business license for UPA to properly validate the company. ARB also shared the concern about the common area mowing in the back land plot behind the tree line and determining if we need to maintain regularly.

The Social Committee welcomed two new neighbors to the community in November. The judging of holiday lights will be completed by the committee on December 24<sup>th</sup> with winners receiving \$75, \$50, and \$25 gift card. It was posted on the website and mailed with the budget. Santa will be visiting the common area before the holiday and the social committee will market accordingly. It was noted that our web hosting costs \$107.40 to maintain. There was interest in pricing an LED sign or real sign for the front.

Michaela read her managed report.

Homeowners' forum addressed the desire of the neighborhood to have the horsehead finial to maintain community identity. Review of how many violations of Rule 13 for last 90 days resulted in 35 properties receiving notice. The newsletter will be updated every other month (January, March, May, July, September, and November) with content submission due the 15<sup>th</sup> of the month preceding publication. Cindy will make sure it gets to webmaster. Interest expressed in advertising on the market section of the website and the Facebook page.

No new business discussed.

The 2016 budget was adopted with motion from Erick and Cindy. The Solitude Lake Management contract for January 1, 2016-December 31, 2016 was adopted with condition to remove line 14 and set a reminder to review contract in October, 2016. RFP to bid pressure washing for front of neighborhood and fence in April, 2016. The mailbox replacement progress was reviewed. The horsehead can't go on the scroll mailbox option according to both vendors. The horse and carriage model will be flat instead of the scroll bracket with no horsehead #7 mailbox, #7 post, #1 plate.

Tom from the City of VB staff reviewed the common area storm drain. According to the map he had from the developer the drains did not connect to storm water. According to more current maps, the drains do connect to storm drains in Dewberry which means the city is responsible for IRF repairs. If the hole is a lift hole that failed, the city can repair it. If the joint failed, caulk, screen, and gravel can repair.

Tom will get back to Tina Sudduth by December 18, 2015. Moved to table action on the drain made by Stacy, seconded by Janet. Thanks to Tina Sudduth for making the connection and doing the legwork on the project. Thanks to Janet for meeting with Tom and Tina to discuss options. Snow plowing tabled by motion from Erick, seconded by Stacy.

Adjournment at 8:13 pm.