



IHCA 2022
Board of Directors Meeting
Monday, January 24, 2022 5:30 pm
Via Zoom meeting ID: Meeting ID: 838 4760 5539

Item	Time	Attachment	Action
<u>Call to order – Open Session</u> – Welcome attendees	5:30 pm	Rossie Cruz, President	
General Meeting Announcement		Sarah Hoey, Executive Director	
Owner Appeal – GRD lot 36- Request for extension waiver of non- compliance fines	5 minutes	Mr. Meas	
<u>Consent Items</u> (One motion to accept all items unless removing items for discussion)	5: 40 pm	One Motion- Action	
1. IHCA Board Meeting Minutes- November 2021		Attachment A (Pg.)	
2. ARC minutes November 2,2021 & December 7,2021		Attachment B (Pg.)	
3. Draft Covenant Committee Minutes December 21,2021		Attachment C (Pg.)	
4. Finance Committee Nov 2021 &, January 11,2022		Attachment D (Pg.)	
5. CARC Harrison & GRD Committee reports		Attachment E (Pg.)	
6. Memo – Pedestrian Safety Flag Upgrade		Attachment F (Pg.)	
7. Memo – Snow Crew Expenses		Attachment G (Pg.)	
8. Memo – Concord Commons 2426 NE Julep – Window leak		Attachment H (Pg.)	
9. Memo – CVG 2368 NE Park Dr – Deck Repairs		Attachment I (Pg.)	
<u>Treasurer’s Report</u>	5:45 pm		
1. October 2021 Financials		Attachment J (Pg.)	Action
2. November 2021 Financials		Attachment K (Pg.)	Action
3. Memo- 5-year analysis full built out		Attachment L (Pg.)	Action
<u>Executive Director’s Report</u> –January 2022	6:00 pm		
a. Community Management/Operations		Attachment M (Pg.)	Review
b. Neighborhood Management			
c. Violations			
d. Incident Reports			
e. Landscape/Irrigation			
f. Maintenance			
g. Accounting			
<u>New Business:</u>	6:05 pm		
1. Memo- Lot 74.3 Harrison Street Request for Construction Extension		Attachment N (Pg.)	Review
2. Memo- Grant waiver for Booster Club / Graduation Signage		Attachment O (Pg.)	Action
3. Memo- Kubota Plow Attachment Replacement		Attachment P (Pg.)	Action
4. Memo-Memo - 22/23 Master IHCA Budget DRAFT		Attachment Q (Pg.)	Review
5. Memo- Home Based Business Application – Concord Commons-Day Care		Attachment R (Pg.)	Action
6. 2022 IHCA Board of Directors Election Timeline Districts 2, 4, & 6		Attachment S (Pg.)	Action

Public Open Comment Period- 10 minutes

6:30 pm

Executive Session – Discuss legal matters- Closed to public

6:40 pm

Return to open session

Motions as applicable from Executive Session items.

Adjourn

Next Meeting: February 28, 2022 5:30 pm via Zoom