



## IHCA Annual Board of Directors Meeting

July 28, 2025 at 5:30pm

Via Zoom <https://us02web.zoom.us/j/82808776720?pwd=5gh2Kxn2y2Kt9Jfhenvd2KCikTa9c.1&from=addon>

Meeting ID: 828 0877 6720

Passcode: 628979

Time	Item	Attachment	Action
5:30 pm	<b>CALL TO ORDER:</b> Ali Spietz, Board President <b>ANNOUNCEMENTS:</b> Sarah Hoey, IHCA Director		
5:31 pm	<b>PUBLIC OPEN COMMENT PERIOD</b> (3 minutes per owner)		
5:45 pm	<b>CONSENT ITEMS</b> 1. June 24, 2025 Board of Directors Meeting Minutes 2. July 2, 2025 ARC Minutes 3. July 8, 2025 Finance Committee Minutes 4. Summit Park – Playground Equipment Rope 5. Ashland Park – Playground Tiles 6. Concord Commons – 1723 Deck Repairs 7. Crofton Springs – Concrete Repairs 8. CVG – Roof Cleaning 9. Sunset Walk-Phase 2 – Painting and Dry Rot Repairs 10. Villaggio – Seasonal Roof Cleaning 11. West Highlands Park – Seasonal Roof Cleaning 12. CVG – 1805 Trellis Replacement 13. Sunset Walk – 1201 Hickory Siding Repair	<b>One Motion</b> Attachment A (Pg. 2) Attachment B (Pg. 7) Attachment C (Pg. 11) Attachment D (Pg. 14) Attachment E (Pg. 16) Attachment F (Pg. 19) Attachment G (Pg. 24) Attachment H (Pg. 28) Attachment I (Pg. 33) Attachment J (Pg. 47) Attachment K (Pg. 50) Attachment L (Pg. 53) Attachment M (Pg. 56)	Action
5:50 pm	<b>TREASURER'S REPORT</b> • May 2025 Financials		Attachment N (Pg. 60) Action
5:55 pm	<b>EXECUTIVE DIRECTOR'S REPORT</b> • July 2025		Attachment O (Pg. 72) Info
6:00 pm	<b>NEW BUSINESS</b> 1. Appoint Executive Seats: President, VP, Secretary, Treasurer 2. Committee Appointments: (a) Jose Portillo, ARC, and (b) Debbie Zimmerman, CS Committee (C) Damian Hoffman, Finance Committee 3. CS – Garden Cottages – Paint Guidelines- Official Approval 4. Community Management Car Replacement 5. Year-End Audit CS Expenses for Stream/ landscaping 6. Conflict of Interest and Code of Conduct Policy 7. Set Board Workshop Agenda – September 13	Attachment P (Pg. 83) Attachment Q (Pg. 85) Attachment R (Pg. 98) Attachment S (Pg. 103) Attachment T (Pg. 106) Attachment U (Pg. 120) Attachment V (Pg. 126)	Action
6:40 pm	<b>ADJOURN TO EXECUTIVE SESSION</b> • Legal Matters • CARC Report –Lot 13 Extension Request		
7:00 pm	<b>RETURN OPEN SESSION – Motion(s) if required from Executive Session topics.</b>		
7:05 pm	<b>ADJOURN REGULAR MEETING</b>		

**NEXT MEETING:** Monday, August 25, 2025 at 5:30 pm