



IHCA Annual Board of Directors Meeting

July 28, 2025 at 5:30pm

Via Zoom <https://us02web.zoom.us/j/82808776720?pwd=5gh2Kxn2y2Kt9Jfhvenvd2KCikTa9c.1&from=addon>

Meeting ID: 828 0877 6720

Passcode: 628979

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

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