



## IHCA Annual Board of Directors Meeting

August 25, 2025 at 5:30pm via Zoom

<https://us02web.zoom.us/j/82808776720?pwd=5gh2Kxn2y2Kt9Jfhyenvd2KCikTa9c.1&from=addon>  
Meeting ID: 828 0877 6720

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. July 28, 2025 Board of Directors Meeting Minutes 2. August 6, 2025 ARC Meeting Minutes 3. August 13, 2025 Finance Committee Meeting Minutes 4. August 7, 2025 Playground Improvement Committee Minutes 5. Memo – Village Green Park – Tree Work 6. Memo – High St. Townhomes – Roof Cleaning 7. Memo – View Ridge – Roof Cleaning 8. Memo – zHome – Roof Cleaning 9. Memo – Crofton Springs – Kiosk Signs 10. Memo – Crofton Springs – Railing Painting 11. Memo – Rainier Asphalt Work	<b>One Motion</b>	<b>Action</b>
		Attachment A (Pg.2)	
		Attachment B (Pg.8)	
		Attachment C (Pg.13)	
		Attachment D (Pg.16)	
		Attachment E (Pg.19)	
		Attachment F (Pg.22)	
		Attachment G (Pg.25)	
		Attachment H (Pg.28)	
		Attachment I (Pg.31)	
		Attachment J (Pg.40)	
		Attachment K (Pg.52)	
5:50 pm	<b>TREASURER'S REPORT</b> • June 2025 Financials – Fiscal Year End	Attachment L (Pg.66)	Action
5:55 pm	<b>EXECUTIVE DIRECTOR'S REPORT</b> • August 2025	Attachment M (Pg.79)	Info
6:00 pm	<b>NEW BUSINESS</b> 1. Follow up: Cost Comparison of Goat Program for Open Space 2. Proposed Facilities Administrative Coordinator Position 3. Board of Directors REVISED Conflict of Interest Policy Redlined and Clean Versions 4. Board of Directors NEW Confidentiality and Conduct Policy Redlined and Clean Versions 5. ARC Committee Member Appointment – Damian Hoffman	Attachment N (Pg.86)	Action
		Attachment O (Pg.90)	Action
		Attachment P (Pg.95)	Action
		Attachment Q (Pg.106)	Action
		Attachment R (Pg.119)	Action
6:40 pm	<b>ADJOURN TO EXECUTIVE SESSION</b> • Legal Matters: GRD Drive Lot 13 and Lot 35 • CARC Report • Staffing		
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, September 22, 2025

Board Workshop - Saturday, September 13, 2025, 10 am- 4pm, Blakey Hall- back studio room