



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	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 <ol style="list-style-type: none">July 28, 2025 Board of Directors Meeting MinutesAugust 6, 2025 ARC Meeting MinutesAugust 13, 2025 Finance Committee Meeting MinutesAugust 7, 2025 Playground Improvement Committee MinutesMemo – Village Green Park – Tree WorkMemo – High St. Townhomes – Roof CleaningMemo – View Ridge – Roof CleaningMemo – zHome – Roof CleaningMemo – Crofton Springs – Kiosk SignsMemo – Crofton Springs – Railing PaintingMemo – Rainier Asphalt Work	One Motion 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)	Action
5:50 pm	TREASURER’S REPORT <ul style="list-style-type: none">June 2025 Financials – Fiscal Year End	Attachment L (Pg.66)	Action
5:55 pm	EXECUTIVE DIRECTOR’S REPORT <ul style="list-style-type: none">August 2025	Attachment M (Pg.79)	Info
6:00 pm	NEW BUSINESS <ol style="list-style-type: none">Follow up: Cost Comparison of Goat Program for Open SpaceProposed Facilities Administrative Coordinator PositionBoard of Directors REVISED Conflict of Interest Policy Redlined and Clean VersionsBoard of Directors NEW Confidentiality and Conduct Policy Redlined and Clean VersionsARC Committee Member Appointment – Damian Hoffman	Attachment N (Pg.86) Attachment O (Pg.90) Attachment P (Pg.95) Attachment Q (Pg.106) Attachment R (Pg.119)	Action Action Action Action Action
6:40 pm	ADJOURN TO EXECUTIVE SESSION <ul style="list-style-type: none">Legal Matters: GRD Drive Lot 13 and Lot 35CARC ReportStaffing		
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, September 22, 2025

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