



## IHCA Board of Directors Meeting

### November 24, 2025 at 5:30pm via Zoom

Join Zoom Meeting

<https://us02web.zoom.us/j/82808776720?pwd=5gh2Kxn2y2Kt9Jfhyenvd2KCikTa9c.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		
5:30 pm	<b>PUBLIC OPEN COMMENT PERIOD</b> (3 minutes per owner)		
5:45 pm	<b>CONSENT ITEMS</b> 1. October 28, 2025 Board of Directors Meeting Minutes 2. November 4, 2025 ARC Meeting Minutes 3. November 11, 2025 Finance Committee Meeting Minutes <b>Previously approved by the IHCA Finance Committee</b> 4. Memo – High Street Townhomes – Roof Leak Investigation 5. Memo – High Street Townhomes – Siding Issue 6. Memo – Master Reserve Streetscape Improvements	<b>One Motion</b> Attachment A (Pg.2) Attachment B (Pg.6) Attachment C (Pg.9) Attachment D (Pg.) Attachment E (Pg.) Attachment F (Pg.)	Action
5:50 pm	<b>TREASURER'S REPORT</b> <b>Previously approved by the IHCA Finance Committee</b> • September 2025 Financial Report	Attachment G (Pg.)	Action
5:55 pm	<b>EXECUTIVE DIRECTOR'S REPORT</b> • November 2025	Attachment H (Pg.)	Info
6:00 pm	<b>NEW BUSINESS</b> 1. <b>Appeal of Covenant Committee Ruling – Tree Care (10 Minutes)</b> 2. Crofton Springs Supplemental Neighborhood Proposed Resolution 25-1: Reserve Study Changes & Accounting Requests 3. Ashland Park Remodel – Bid Set for RFP's and Next Steps 4. PSE Substation Update	<b>Attachment I (Pg.)</b> Attachment J (Pg.) Attachment K (Pg.) Attachment L (Pg.)	Action Action Action Review
6:30 pm	<b>ADJOURN TO EXECUTIVE SESSION</b> 1. CARC Report – Review Only 2. Legal Matters: GRD Lot 35 Update, GRD Lot 17& 18, Bellevue College Development 3. Revised 24/25 Year-End Surplus Allocations 4. Memo: Grand Ridge Drive- Lot 1 –Appeal of Fines 5. Memo: Grand Ridge Drive- Lot 36 – Recommendation to Fine 6. Legal Collection – 5 <sup>th</sup> Place 7. Resolution 25-2 – Conduct and Confidently –Legal Opinion		
7:00 pm	<b>RETURN OPEN SESSION – Motion(s) if required from Executive Session topics.</b>		
7:05 pm	<b>ADJOURN REGULAR MEETING</b>		
<b>NEXT MEETING:</b> Monday, December - Date and Time TBD due to holidays			