



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	CALL TO ORDER: Ali Spietz, Board President ANNOUNCEMENTS: Sarah Hoey, IHCA Director		
5:30 pm	PUBLIC OPEN COMMENT PERIOD (3 minutes per owner)		
5:45 pm	CONSENT ITEMS 1. October 28, 2025 Board of Directors Meeting Minutes 2. November 4, 2025 ARC Meeting Minutes 3. November 11, 2025 Finance Committee Meeting Minutes Previously approved by the IHCA Finance Committee 4. Memo – High Street Townhomes – Roof Leak Investigation 5. Memo – High Street Townhomes – Siding Issue 6. Memo – Master Reserve Streetscape Improvements	One Motion 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	TREASURER’S REPORT Previously approved by the IHCA Finance Committee <ul style="list-style-type: none">September 2025 Financial Report	Attachment G (Pg.)	Action
5:55 pm	EXECUTIVE DIRECTOR’S REPORT <ul style="list-style-type: none">November 2025	Attachment H (Pg.)	Info
6:00 pm	NEW BUSINESS 1. Appeal of Covenant Committee Ruling – Tree Care (10 Minutes) 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	Attachment I (Pg.) Attachment J (Pg.) Attachment K (Pg.) Attachment L (Pg.)	Action Action Action Review
6:30 pm	ADJOURN TO EXECUTIVE SESSION 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 th Place 7. Resolution 25-2 – Conduct and Confidently –Legal Opinion		
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, December - Date and Time TBD due to holidays			