



IHCA
Board of Directors Meeting
Agenda
Wednesday, January 23, 2019
 5:30 PM – 6:30 PM
Location: IHCA – 1011 High St. Suite 210

Item	Time	Attachment	Action
Call to order	5:30 pm	Jim Young, President	
Consent Items (One motion to accept all items unless removing items for discussion)		One Motion	Action
1. IHCA Board Minutes – November 28, 2018		Attachment A (pg.2)	
2. ARC Committee Minutes – October and November 2018		Attachment B (pg.6)	
3. Finance Committee Minutes- November 2018		Attachment C (pg.10)	
4. Memo - Pump/Filter with photos		Attachment D (pg.13)	
Treasurer's Report	5.35pm		
1. October 2018 Financial Statements		Attachment E (pg.18)	Action
2. November 2018 Financial Statements		Attachment F (pg.30)	Action
3. 2019/2020 Reserve Study updates		Attachment G (pg.42)	Action
4. 2019/2020 Master Budget draft		Attachment H (pg.51)	Action
5. 5-yr surplus analysis		Attachment I (pg.55)	Action
Executive Director Report	6:15pm		
1. Executive Director's Report – January 2019		Attachment J (pg.57)	Review only
a. Community Management/Operations			
b. Neighborhood Management			
c. Violations			
d. Incident Reports			
e. Work orders			
f. Landscape/Irrigation			
g. Maintenance			
h. Accounting			
New Business:	6:20pm		
1. Board resolution #19-01 -Grand Ridge Drive construction policy		Attachment K (pg.65)	Action
2. 2070 Noble- Elliot Bay Assets Solutions - Receivership		Attachment L (pg.67)	Action
3. 2019 election time-line		Attachment M (pg.77)	Action
Adjourn to Executive Session -	6:25pm		
Executive Session – Legal letter review GRD lot 22		Attachment N (pg.79)	Discussion
Return to Open Session			
Adjourn	6:30pm		

Date and Time of Next Board Meeting: February 27, 2019

***Note: No IHCA board meeting held in December 2018.**