

**Independence Estates HOA
Annual Meeting
March 13, 2023**

Introductions of Ron Abeloe, President & Developer of the Association and Alicia with Lighthouse Management were made.

Owners were asked to sign in via the chat box with their names and addresses. Owners were also advised that the meeting would be recorded.

The 2023 Proposed Budget was discussed. Ron motioned to approve the proposed budget and the motion was seconded by Eve Knott; No owners opposed, and the budget was approved.

Election of Officers: Ron is staying on the Board as President as there are still on twenty-seven (27) lots to be developed. Ally Hummer volunteered to be on the board.

Eve asked about the next phase of the development for the subdivision. Ron stated that the City has approved the next phase, but he's not sure they will begin this year or if it will start next year. Ron doesn't plan on selling most of the lots and plans to build the homes himself. There will be ten (10) lots in the next phase. There is currently only one vacant lot.

Lisa Riniker stated that the water went off for a bit last year and wanted to know if that is normal? Ron stated that last year was the most reliable that is has been in recent years. He explained how Redlands Water & Power (RWP) gets their water & if they have issues then they will turn off the canal & the water is down until it's back up and running. A 2-hour shutdown for RWP can be a 24-hour shutdown for the HOA.

Barking dogs is an issue for a few homes. Ron stated that it is very difficult to address this issue. There is a nuisance clause in the CC&R's and Owners can take neighbors to court, but it requires the complainant to keep on it. Ron did say that a letter would go out to the offending neighbor to put a little more pressure on them to get them to be more courteous when it comes to their dogs. Neighbors should also contact them via letters or verbal communication. If the issue is taken to court, it can be extremely costly.

The meeting was adjourned at 6:04 PM.