

**Irish Acres Homeowner's Association
Annual Meeting
March 23, 2023 @ 6:15 PM**

The annual meeting of Irish Acres Homeowner's Association was held on Thursday, March 23, 2023, beginning at 6:15 pm.

There were approximately 25 HOA families represented at the meeting. Debbie Bullock, HOA Manager, was also present.

Debbie thanked everyone for attending the meeting and distributed copies of the 2022 Revenue/Expense report along with the proposed budgets for 2023, 2024 and 2025 (same report/budget emailed to all Lot & Homeowners February 27, 2023) which reflected the increased monthly HOA fees from \$125 per quarter to the following:

2023 – remaining 3 quarters @ \$150 each
2024 – 4 quarters @ \$175 each
2025 – 4 quarters @ \$200 each

The quarterly HOA fee increases should help the overall financial stability of the HOA. Questions were raised about when Lot/Homeowners would take over the complete financial responsibility and management of the Homeowner's Association. Debbie stated it would change when 90% of the 220 lots were sold to someone other than the Declarant. Below is an update:

As of March 23, 2023:

Total Number of Lots within Irish Acres	220
<i>90% of 220 Lots</i>	<i>198*</i>
Total Number of Declarant Lots sold	154
Remaining Number Declarant Lots to be sold	66

**As of March 23, 2023 - 44 of the remaining 66 Declarant owned lots must be sold to change the HOA's management/financial responsibility from the Declarant (Class B) to the Lot/Homeowners (Class A).*

Questions were raised about the completion of the three (3) proposed projects listed on the proposed budgets for 2023, 2024 & 2025. Debbie indicated she will start obtaining quotes to replace all of the stamped concrete in the front entrance either with brick pavers or asphalt. The other listed projects will be considered in the future.

Various items were discussed, and the following is a list of specific items members asked Debbie to look into. A status update is provided after the * in red/italic for the items she has been able to work on since the meeting:

1. Install barriers across walking lanes from NW 79th Loop to NW 17th Circle to deter vehicles from entering.
2. Close main and construction gates at all times.
3. Check the amount of time gates remain open after activated.
4. Need more lighting to better see the main entrance off Hwy 441 and on the backside of both gates.
5. Send out main entrance video call set up information to homeowners.
6. Check possible access to Hwy 441 behind the front entrance wall on the southside.

7. Contact Duke Energy to possibly swap out current yellow glow street light bulbs with LED's.
8. Registering Lot/Homeowner's vehicles and distributing Irish Acres stickers for those vehicles to better identify who should or should not be in the subdivision.
9. Install reflectors on the backside of all gates.
10. Homeowners offered to paint the main entrance sign and letters; however, Debbie indicated the HOA would need to approve the proposed changes.

It was also mentioned that the HOA is having to address increasing number of "non-compliant" issues or violations of the covenants and restriction for Irish Acres that all lots/homes are required to abide by. When these violations or non-compliant issues are noted, the HOA prefers to notify and work with homeowners through "Friendly" email notices to bring these items to their attention and also into compliance. However, if corrective actions are not taken to resolve the non-compliant issue or violation then a more official and legal approach will have to be taken. Some issues being encountered are maintaining adequate landscape plants especially on the front facing side of each home; maintaining backyard fence hedges so they are not growing through the fence or higher than 5 ft.; keeping yards mowed/maintained; trash cans being kept outside of the garage and not behind a buffered or landscape area; and various other issues.

If any lot or homeowner needs a copy of Irish Acres Restrictions and Covenants, please let Debbie know.

One question asked was if overnight parking on the street was permitted by the HOA. Debbie replied it was not permitted although one exception was granted by the HOA for one vehicle to be parked in the street on the north side of the subdivision. No other vehicles are permitted to park on the street overnight.

Finally, homeowners within Irish Acres were encouraged to contact the Marion County Sheriff's Department immediately if they should see any illegal activity within the subdivision.

Debbie thanked everyone for attending and participating in the meeting. The meeting was then adjourned at approximately 7:30 PM

Respectfully submitted by Debbie Bullock, Executive Assistant