

Ironwood Association Meeting Minutes  
Ironwood Clubhouse  
September 11, 2018

**Board Members Present:** David Brown, Ashley Cunningham, Linda Rheeling, JoEllen Bahnsen, Walt Clark, Floyd Aper.

**Residents Present:** 6 residents of Ironwood were also present.

Meeting was called to order at 7:01 pm.

**Residents Comments/ Concerns:** Resident (\*\*\*\*\*) mentioned that some unmarked cars were coming through after the break-in recently in the neighborhood. There were questions posted regarding the break-in, answers were posted online. The house has a backyard to the golf course, there isn't an easy access from that area. Linda has had no contact with the police and doesn't have an update on the situation. The only solution Linda could provide is installing an alarm system. Resident commented that we have the largest subdivision in Normal and he doesn't understand why more police don't patrol the neighborhood. Says that most cars on his street (\*\*\*\*\*) speed down the road and most do not stop at the sign at \*\*\*\*\*. A resident asked if it was possible to have the police get out of their car and walk around. JoEllen mentioned that the reason for the lack of police presence may be our history of being a safe, low crime neighborhood. A major giveaway for a resident not being home on Friday's is the garbage cans being left out. Walt mentioned that a first step would be to contact the police department and ask if having more officers patrol the neighborhood would be possible. Linda asked if having a police presence at the meeting would be helpful. Linda mentioned that there have been several break-ins since the meeting when the police officer was present so it may be helpful to have an officer attend the next meeting. Floyd mentioned that the details of the break-ins would be included in the police reports when they are posted publicly. Resident mentioned that there are several nights that people walk the course at night and he assumes that these people are residents of Ironwood. The resident mentioned that these people could be scouting houses to burglarize. Linda recommends that if you see anything suspicious on the golf course, contact the club house and make them aware of the situation. A resident that just recently moved here and lives on a cul-de-sac commented on the number of cars that drive down her road, circle the cul-de-sac and leave. David also recommended leaving your lights on at night and keep an eye out for any suspicious behavior. David also mentioned that the burglars are targeting jewelry or other items that are easy to carry. Walt mentioned to all residents to check the IHOA website or Nextdoor for information. Resident asked if we receive any information from the police department to include that on the website. Another resident asked about the neighborhood watch program. Linda stated that the officer that came to the meeting discussed the watch program but stated that Nextdoor is a better communication. Resident asked about the option of a package home security system if there were a large group of residents who would agree to installing them. Floyd mentioned that he would get more information about it. Resident asked if we had talked to other golf course neighborhoods to see if they have issues. The officer that was here at the last meeting stated that there was one break-in at the Den golf course but it was not related to ours. There have not been other suggestions of security measures from the other golf course communities. Resident asked how many break-ins we have had in the last 6 months, we had estimated around 6 that we were aware of. Linda mentioned that with 583 houses in the neighborhood and only 5 break-ins in the last 6 months, the percentage is pretty low but would like it to be zero. Resident asked about the time of day, it seems to be in the evening, after 8pm but we don't have a more specific time frame. A resident mentioned another issue with speeding in the neighborhood. Floyd mentioned letting the police know and ask to

have them radar the neighborhood during the specific times that it seems to happen. The resident mentioned that the police could use his driveway. Resident asked what residents can do as a solution? Walt recommended that residents notify the police of anything that seems suspicious or out of the ordinary. A resident mentioned that for those residents of Ironwood Gardens that walk on our golf course, they need to be made aware that the golf course is for golfing only. A resident suggesting the Town of Normal adding a sign near the golf path that states that the golf path is to be used for golfers only, however, will people obey the signs? Linda recommended getting to know your neighbors and watch out for each other. Resident mentioned posting a checklist of things that residents can do to protect their homes. Resident that recently moved to Ironwood brought their ADT system from their old house and stated that they have been very responsive and it is worth the money.

Resident has a follow up from last month on a recommendation on garbage cans for a notice about the storing of garbage and recycling cans and when they can be put out and brought in. Also, when the garbage is sitting between the curb and the sidewalk, it's considered city property and we can leave this notice on the cans if they are not following proper protocol. Resident is putting forth a recommendation for the board to determine if they will support it. Linda stated that the board will take the recommendation under advisement. Resident mentioned the house at \*\*\* \*\*\*\*\* \*\*\*, Floyd mentioned he talked to the homeowner about the weeds, garbage cans and yard. He said the next day they cut the grass but the garbage cans and weeds are still there. Also mentioned contact was made with the other house on \*\*\*\*\* \*\*\*\*\* and will be contacted again.

An email from Susan also mentioned a house with structures and other unsightly things in the yard. Floyd asked if the details of the email would be included in the minutes. Linda stated that under the covenants, the owners' responsibilities to upkeep their house falls under our obligation to the homeowners. There is something in the covenants that normal wear and tear regarding the upkeep of their house, repairs of shingles, would not be something that would fall under that article that they would need to address. Linda stated that since they are foreclosing on the house, they probably don't have the means to fix the issues and isn't something we would want to take to our attorney. Linda would like to have specific information to take to the attorney to keep the cost low.

**Presidents Report:** none

**Secretary's Report:** Reviewed minutes from August meeting. Motion to approve by Floyd, second by David. Minutes approved as corrected.

**Treasurer's Report:** Started with \$14,419.51, after expenses paid, current \$11,897.34. Only have one more payment around \$2,000.00 due to LKM. We have 12 delinquent dues payments, letters have been sent. There are only 1 or 2 that are due from past years. For every month that residents are delinquent, interest is charged. JoEllen mentioned that it's not worth putting a lien on the property to collect the dues.

**Beautification Report:** Walt would like to address the resident from last month's meeting who had the boat in his driveway and also had issues with other properties on the berm. The resident had concerns about the berm behind his house. LKM provided a quote on repairing the berm. The quote is for up to 2 tons of top soil, grass seed and germinating grass and clean up \$395.00 for one tree with the exposed roots as shown in the photo presented by Walt. The house is located at \*\*\*\* \*\*\*\*\*. Walt mentioned that the brown spots are due to the round up being sprayed further out than was originally planned and they are working on a repair of the area where the round up was sprayed in error. Walt

made a motion for LKM to do the repairs to the tree that has the exposed roots. David second the motion to accept the bid from LKM for the repair of the tree on the berm at \*\*\*\* \*. Floyd opposed, he would like to see what they do with the round-up first. Resident mentioned that regular round-up can be planted on after 2-3 days, round-up 360/365 may not be planted on for a year. Resident mentioned that depending on the round up used, they may not be able to fix it right away. Linda stated that she would like something in print from LKM stating that the round up was an error on their part and that it will be fixed. Walt stated that he will not ask for that but recommends that Linda request that information.

There are also a couple of trees on the far east side of the berm, some kind of fruit trees, that look like they have been chopped. Resident stated this tree is one he can see from his house. Walt has asked them to trim up the trees and the verbal quote for that from LKM is \$150. Resident provided some images of a proposal to plant trees in the 140-foot area along \*\*\*\* \*, about 40 feet apart. Also recommended was a possible future addition of another tree. Resident would remove the trees and stump and replace with a red maple or poplar tree. His request is to replace the 3 trees on the diagram presented, he would do it himself and would want to be compensated up to \$300 for three trees with a potential 4<sup>th</sup> tree if he can purchase it within the \$300 amount. He would do the removal, planting of trees and watering using watering bags and would also stake the trees. Resident also put together a proposal for tree options that he is recommending to be approved by the board. Walt will discuss the plans with the resident and communicate the recommendation to the board for approval. Resident would like an answer before the next meeting so he can begin planting. Linda wants the resident to go through Walt for the discussion of location and planting of the trees. Walt made a motion to reimburse the resident for \$400 for 4 trees which includes removal of the 2 trees, planting of trees and watering and possible mulch on the berm at \*\*\*\* \* with all tree decisions being approved by Walt. Floyd second the motion. Motion was approved by all board members.

Walt also mentioned that LKM is going to replace the 2 pine trees on the east berm that were planted last year and died. This is no cost to the association.

**Communications Report:** David showed a drop in webpage visits in the month of August. David put a notice in the newsletter for residents who would like to receive the newsletter via email and he received 5.

**Covenant Chair:** Susan sent an email with follow up information from issues presented at the previous meeting. The boat at \*\*\*\* has been removed. Susan had reported via email a parked car on \*\*\*\*\* that had been sitting there for a long time. Floyd mentioned that if the car is registered and in running condition, we can't address it. Walt recommended waiting on sending a letter to the resident.

The trailer at \*\*\*\* is still there.

The trailer at \*\*\*\*\* is gone.

Floyd spoke to \*\*\* \*, he also provided the resident with a copy of the covenants. They were cleaning up the stone and removing the weeds.

Linda stated that the camper on \*\*\*\*\* is gone.

Floyd mentioned a house on the west side on \*\*\*\*\* on the golf course added a 3<sup>rd</sup> car garage but still has a pile of dirt in his yard. Linda will follow up with Susan.

**SUV & Government Report:** None

**Floyd Aper:** None

**Newcomers Report:** Linda gave Chris some bags, stationary and notepads from Bromenn Fitness. Chris mentioned she has plenty of supplies. She has one pending closure.

**Old Business:**

Linda asked Jim about looking at the signs to see if they need to be painted. He will look at those and follow up with Linda.

Linda wants to know what questions the board wants her to address with the attorney. What is our process to address issues?

1. What authority do we have for those who have violated the covenants, even after we have sent a letter to the resident?
2. How do you define "property upkeep/maintenance"?

**New Business:**

We can continue to have meetings on the 2<sup>nd</sup> Tuesday, it does not conflict with voting days.

Before we send a letter to Ironwood Gardens, have someone from the Town of Normal or the golf course send a letter. Linda stated she was going to call the Manager and talk to them rather than sending a letter. Would like any information that we receive from Ironwood Gardens or the Town to be shared with residents.

Adjournment: The meeting was adjourned at 9:25 pm. Motion by Walt, second by JoEllen.

Next Meeting: October 9, 2018.