

Ironwood Homeowners Association Monthly Meeting
January 9, 2024

Meeting called to order at 8:21 PM by Vice President Linda Rheeling.

Board Members: Present: Mel Brown (MB), Susan Parrent (SP), Jeff Woodall (JW), Linda Rheeling (LR), Keith Palmgren (KP) and JoEllen Bahnsen (JB).

Residents Present:

One resident was present

Election of Officers:

Motion to elect Jeff Woodall as President was made by LR and seconded by JB. Motion passed 5-0 (JW abstained).

Motion to elect Linda Rheeling as Vice-President was made by SP and seconded by KP. Motion passed 5-0 (LR abstained).

Motion to elect JoEllen Bahnsen as Treasurer was made by LR and second by JW. Motion passed 5-0 (JB abstained).

The position of Secretary to be filled at a later date.

Appointment of Committee Chairs:

JW/LR/JB appointed Keith Palmgren as Beatification chair, Susan Parrent as Covenants chair, Linda Rheeling as Newcomers chair and Mel Brown as Communications chair.

Vice President's Report – Linda Rheeling

None

Secretary's Report – Jeff Woodall

The minutes of the December 12th, 2023 Board meeting were presented. Motion was made by KP and seconded by MB to approve the meeting minutes. Motion passed 6-0.

Treasurer's Report – JoEllen Bahnsen

Income of \$16,200 and expenditures of \$158.92 in the past month. Ending checking balance of \$19,718.90. CD balance of \$7,500.

2023 dues - 3 residents have not yet paid their dues.
2024 dues - 329 paid and 255 remaining.

JB will review to see if our checking account can be considered a business account. Currently, when we have 300 transactions a month an additional fee is applied to our account.

JB will review and recommend if we have any additional money for another CD.

The Treasurer's report was received and filed.

Beautification Report - Keith Palmgren

Keith placed the stakes on median curbs for snow plow removal purposes on Towanda and Northridge Estate CC CT (east side).

The outlet on Towanda (east side box) is not working. Keith will get estimates to repair.

Ironwood entrance sign (south entrance) is not lit up. There is no electricity available. A resident approached LR to donate a solar light to display the entrance. Board may purchase additional solar lights.

Communications Report – Mel Brown

The next IHOA newsletter is March 1st. Please send any input to Mel by February 16th.

Covenants Report - Susan Parrent

- **** Foxwood. 4 ft fence was approved (11/10/2022) but 5 ft fence was installed. Will continue to monitor.
- **** Tanger. Lack of yard maintenance. Sent email to town Inspections and awaiting response.
- **** Claremont. Lack of yard maintenance, bags of mulch still on the driveway, weeds on side of the garage. Will continue to monitor.
- **** Claremont. Fence that was approved is now complete.

Newcomers Report – Linda Rheeling

KP has purchased bags for new residents. KP to have some round labels made for the bags.

Old Business

- Estoppels. JW mentioned we can add IHOA covenant violations to the estoppels when a home is sold. This will ensure any items for a violation will be known by the buyer/seller to fix/resolve before purchase. More research is needed.

New Business

- IHOA Website/Webmaster. David Brown talked to Vishal Midha to assist David on the IHOA website.

Adjournment

Motion made and seconded (KP/MB) to adjourn at 8:47 PM. Motion passed 6-0.

The next board meeting will be February 13th, at 7:00 PM at the Ironwood Clubhouse.