

Ironwood Homeowners Association Monthly Meeting  
February 13, 2024

Meeting called to order at 7:01 PM by President Jeff Woodall.

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

**Residents Present:**

David Brown (410 Ironwood), Vishal Midha (409 Whispering Pines), Mike Pollett (1904 Claremont)

**President's Report - Jeff Woodall**

Picked up the IHOA president reports and records from David Brown.

Received a request for approval of a playground set at 1900 Haverhill and forwarded the approval and information to the Board.

**Vice President's Report – Linda Rheeling**

None

**Secretary's Report – Jeff Woodall**

The minutes of the January 9th, 2024 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 \$8,007.50 and expenditures of \$133.15 in the past month. Ending checking balance of \$17,593.25. CD balance of \$17,500.

2023 dues - 2 residents have not yet paid their dues.

2024 dues - 487 paid and 97 remaining.

JB purchased a \$10,000 CD, filed taxes and will be reviewing the Insurance bill.

More research is needed to see if we qualify for a Business Account.

The Treasurer's report was received and filed.

**Beautification Report - Keith Palmgren**

Outlet on Towanda. KB provided estimates to replace the electrical outlet for \$300. Motion was made by LR to approve and seconded by SP. Motion passed 6-0.

Ironwood south entrance sign update. KB provided information to the Board on a solar light. Motion was made JB and seconded by MB to research and provide cost estimates.

### **Communications Report – Mel Brown**

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

IHOA Website. David introduced Vishal Midha and Mike Pollett. Vishal/Mike will be converting the IHOA Website to WordPress. They will be working with David. Mel will be the point of contact as the Board representative. Thank you to Vishal and Mike for their time and effort to assist us.

### **Covenants Report - Susan Parrent**

- 1405 Tamarack. Garage Door Panel (11/29/2023). Monitoring.
- 2017 Foxwood. 4 ft fence was approved (11/10/2022). 5 ft fence was installed. Received update on 12/12/2023 - nothing complete. Will send a followup letter to see when it will be resolved.
- 1103 Tanger. Lack of yard maintenance. Monitoring.
- 1924 Claremont. Freezer and mulch on driveway. Monitoring.
- 716 Clairidge. Trash bins outside, car with flat tire, deck boards on ground. Letter sent.

### **Newcomers Report – Linda Rheeling**

KP has the stickers/labels ready for the bags.

### **Old Business**

- Appointment of Secretary. Motion to elect Merritt Burns as Secretary was made by LR and seconded by JB. Motion passed 6-0.
- Paid Assessment Letter. JB provided a copy of a Paid Assessment Letter that is currently sent to the realtor or lawyer prior to the closing on an Ironwood property. We discussed adding/including information on any unresolved violations to ensure that problems are known by the realtor/buyer/seller before the purchase/sale of the property.

### **New Business**

- Audit Committee. Keith, Mel and Suzann Reid to complete the IHOA audit scheduled for February 20th at 4:30 PM at the Ironwood clubhouse.

**Adjournment.** Motion made and seconded (KP/LR) to adjourn at 8:24 PM. Motion passed 6-0.

The next Board meeting will be April 9th, at 7:00 PM at the Ironwood Clubhouse. There will be no meeting in March due to scheduling conflicts.