

# Ironwood Homeowners Association Monthly Meeting

March 9, 2021

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**Meeting called to order at 7:00 by President David Brown**

**Board Members Present:** JoEllen Bahnsen, David Brown, Walt Clark, Amy Mortensen, Susan Parrent, Ali Preston, Linda Rheeling.

**Residents Present:** Two residents attended via zoom.

**Residents Comments and Concerns:**

No comments offered.

**Presidents Report:**

Replied to email from \*\*\*\*\* requesting a copy of the Attorney's updates to the proposed by-law changes. Board members were copied on my reply to him.

Conducted an email vote on motion made and seconded (Bahnsen/Brown) to approve payment to attorney Jay Reece of \$2,465.00 for services rendered between October 21, 2020 and February 8, 2021. Motion passed on a 7-0 vote.

Completed the color coding of the proposed by-law changes that were suggested by the Board's attorney and sent them out to all Board members.

Hosted the audit committee at my house on Tuesday, February 16th, to audit the IHOA finances.

Updated the proposed Fence Guidelines with suggestions made at the February 9th Board meeting and distributed them to all Board members.

Rheeling questioned if a vote was needed to approve the bill for the attorney Jay Reece. Brown wanted to ensure all were in favor and aware of the payment due to amount of the bill.

**Vice President's Report:**

Linda had nothing to report.

**Secretary's Report:**

The minutes of the February 9, 2021 Monthly Meeting were presented. Corrections were made to mention JoEllen's attendance at the Audit Committee meeting. With correction, motion was made and seconded to approve the meeting minutes (Rheeling/Clark) approved none opposed, motion carried.

**Treasurer's Report:**

Monthly income/expense report was reviewed.

Bahnsen informed the board that she prepared and filed the tax returns for the 2020 tax year.

Reviewed current bank statement.

Report of audit committee by Mortensen: The audit committee composed of Amy Mortensen, Susan Parrent and \*\*\*\*\* met and compared the Association's monthly financial reports, monthly bank statements and check register for the 2020 calendar year. All three were identical and thus present an accurate representation of the Association's finances. JoEllen Bahnsen was in attendance as her role of Treasurer.

**Beautification Report:**

Nothing to report.

Parrent noted that there was a car that drove onto the median located on Towanda towards the west side of Ironwood and Towanda intersection. Rocks were knocked out of the median immediately followed by snow prior to the ability to replace the rocks. The snowplows then moved the rocks, so now the median is showing tire tracks and missing rocks.

Bahnsen noticed that someone drove up on Northtown road to access utility boxes and now the grass is damaged. Debris is located over that area as well.

**Communications Report:**

Ihoa.org usage report was reviewed, and average activity occurred during the prior month.

March newsletter was mailed and emailed last week. No returns on the mailed letters. Only 35 physical mailed letters. Only 2 sent electronically did not go through on email addresses provided. The email addresses will be reviewed to determine errors in email entry.

**Covenants Report:**

Nothing to report in relation to covenants.

Parrent did mention on the west side of Ironwood, kids have mini motorcycle bikes, and they are loud. Parrent shared concerns of safety and mentioned this may be a violation to town ordinances.

**SUV/Government Report:**

Jim was not present.

**Newcomers Report:**

Chris was not present.

**Old Business:**

Review of Fence Guidelines:

Discussion of 6 inches to 3 feet. Brown suggested the fences should be no wider than the home. Parrent mentioned some pools are the width of the house. Mortensen said that the purpose is to allow mowing therefore no more than 3 feet would be necessary. Decision was made to add to "G" with height to define distance from property line.

Clark asked for the definition of "Special Needs Fence" – Brown mentioned it was for pool use. Discussion was had and all supported the removal of "Special Needs Fence" and to reword for fences around pools as required by the Town of Normal. Notation to be included in letter "C".

Parrent questioned “E” regarding existing wooden fences. The question was if someone requests a replacement fence for an existing approved wooden fence, can they replace it with a like wooden fence, or would they need to go by the new guidelines? Parrent feels that fence replacements should meet new guidelines. Rheeling mentioned that fence replacements have not been approved in the past. It was noted by \*\*\*\*\* that these have been approved in September 2009, July 2014 and December 2019. Discussion was had and replacement of fences on property to update existing fences will be allowed if they meet the new guidelines, meaning they are not able to replace with like wooden fences with new guidelines if approved. Rheeling mentioned about dilapidated wooden fences that have not kept up fences – potential action to be taken. Parrent has a document to reference and can send out notifications through the Covenants violations.

Parrent mentioned (i) the word “still” should be removed, all agreed.

Parrent questioned quorum and majority. It is a quorum of the Associations members 1/3<sup>rd</sup> at minimum. This means that total votes greater than 50% of all members present that at minimum total the quorum will be needed to approve the updates to guidelines, as these are under the By-Laws. This change was approved in the 2009 meeting minutes. Suggestion was made to add in verbiage explaining *in person or by proxy*. This is not a change, just a clarification of wording to help increase understanding.

Brown will update the changes and submit to the Board for the final draft. We will hold for a vote until the by-laws are decided upon for vote as well.

#### Review of proposed by-laws:

All board members agree to leave at 20% for residents to call a special meeting.

Proxy suggestion to change to 11 months – discussion was had of proxies to expire after 90 days. Bahnsen mentioned home sales as a point to support 90 days. Rheeling mentioned topic changes, approvals for one proxy may not apply to the next. All agree to leave proxy expiration at 90 days. Rheeling and Parrent would like the opinion of the lawyer on the suggestion he made and why it was made. This will be added to the list of questions we are compiling for the lawyer when he meets with the board.

HOA suggested quorum from a 1/3 to 25% - lawyer suggests 20%. Board is in agreement to leave the change at 25% as suggested by the committee.

Audit Committee – the By-Laws Committee suggested changing number of Board members on the audit committee from 2 down to 1 Board member. The Board overall agrees that it should remain as 2 Board members. Bahnsen suggested the removal of wording “written report” and keep that a report will be provided via the monthly meeting minutes. Bahnsen explained that a written report would be a formal audit write up which is not needed for the size of the HOA, all present agreed.

9.3 Leave the “on a timely basis”. Mortensen, who works in bank fraud, suggested that allowing the verbiage “from time to time” regarding bank deposits can open us up to issues. Bahnsen, with an accounting background strongly agreed. The board agreed the wording will remain “on a timely basis”.

Page 8 Article 11 – change suggested was discussed. It was decided to leave the 2/3's of the quorum, as we have reduced the number of residents required to compile a quorum.

Brown posed a question asking if four Board Members (Board majority) should gather to review the committee suggestion and the lawyer's feedback and changes or reinstate the committee. The Board agreed that the committee has offered feedback and we should have a board review. Rheeling, Preston, Mortensen and Brown will gather to review the by-laws. Once review is complete, with updates to Board members not present, a meeting will be scheduled with the lawyer. Before meeting with him, the Board will gather a specific list of questions to provide him so we can keep him timely. Brown will inform the group when they are meeting.

**New Business:**

Bahnsen discussed bonding coverage. Bahnsen reviewed balances and what we are maintaining is within the range of 36-40K until August. Most of the year well above 25K. 35K in coverage is \$250, 25K is about \$200. Motion made for the 35K coverage and seconded (Brown/Rheeling) none opposed, motion carries.

Liability insurance is one million, all agreed no adjustments needed at this time.

**Adjournment:** Motion was made and seconded (Clark/Parrent) to adjourn. None opposed, motion carried. The meeting was adjourned at 8:15pm.

**Next Meeting will be April 13, 2021 at 7:00pm.**