

Ironwood Homeowners Association Monthly Meeting

February 8, 2022

Meeting called to order at 7:06 pm by President David Brown

Board Members Present: JoEllen Bahnsen, David Brown, Amy Mortensen, Susan Parrent, Keith Palmgren and Ali Preston

Via Zoom: Linda Rheeling

Residents Present: One resident was present

Residents Concerns:

*** Ironwood, ***** emailed a fence proposal for approval.

David questioned what the three rails were, ***** stated they are the typical fence seen in the neighborhood. ***** pulled up the image of the proposed fence and shared it with the Board. ***** has proposed one gate but would prefer to have two gates – she notated this on the document of one company.

Motion to approve fence as indicated in the diagram (Mortensen/Preston). President Brown asked for any discussion. Susan stated she will vote no, and reasons are from property owners who have contacted her. Based upon the feedback Susan has received, she will follow what residents that have contacted her have stated. Susan included a concern shared by several homeowners with her, that fences may create more barking by dogs due to being outside longer. This is based on their experiences and other golf courses.

***** asked what this has to do with the request, as she falls into the parameters of everything that was listed in the guidelines. Ali mentioned that her dogs bark with no fence. Amy supported Ali's comments and stated that we should not be approving based on if the resident has animals or does not, or any reason for why the resident wants the fence, but that if they meet the guidelines that have recently been approved by the community we should approve.

***** added she read the guidelines and obtained permission from neighbors, which is no longer a requirement. David asked if there was a reason why she wants the fence. She does have children, has a pet, and has people walking through her yard to get to Northtown. ***** has seen a coyote and a fox in her backyard. The 10-year-old takes the dog out in the backyard. She also shared her safety concerns as her son was outside when the shooting occurred by the apartments, located near her home. She stated she meets all the guidelines. She does not agree with the reasons Susan shared from homeowners. ***** also mentioned that many residents she spoke with shared their support for a fence, so comments about a number of residents not wanting them seems biased as you could find others that support residents installing fences that meet guidelines.

Linda shared her intention to vote no due to she wants to remain consistent with her past votes. She stated this is based on advice she received by the HOA's attorney.

David called for the question.

Keith shared that he had not received the fence request and still had questions on the survey. He requested we postpone this vote to March. ***** stated this would not impact her proposal and she would be willing to come back in March. Motion made to table vote until the March meeting (Bahnsen/Palmgren). Motion carried, no objections.

Letter read from ***** , ***** Haverhill CC Park (see attachment)

Presidents Report:

David received a proxy and ballot in late January, which had to be disregarded. He received a request for approval of fence and added it to February agenda. He spent the month updating the website and attachments. He completed corrections to grammar on the final document for the by-laws.

Vice President's Report:

Present via Zoom – no report

Secretary's Report:

The minutes of the January 11, 2022 Monthly Meeting were presented. Motion was made and seconded to approve the meeting minutes with corrections (Palmgren/Rheeling). Motion carried, none opposed.

Treasurer's Report:

JoEllen Bahnsen reported income of \$23,604.95 and expenses of \$993.18.

JoEllen has prepared and filed both the state and federal tax returns.

Reviewed the current bank statement.

Treasurer's report was received and filed.

Keith presented the Audit Committee for the IHOA:

The IHOA Audit Committee, composed of Board members Susan Parrent, Keith Palmgren and resident ***** , met on February 8, 2022, to compare the check register, bank statements and monthly financial reports of the association. They found that there was no discrepancies between the 3 documents and they accurately represented the financial position of the association.

Beautification Report:

Keith spoke with LKM on January 19th to set up a meeting in March. ***** will be available to meet with Keith in March.

Communications Report:

Web visits are up and that could be due to the updates done by David.

March newsletter discussion. Susan will be following up with the town to discuss ordinances.

Covenants Report:

- Email from resident about bins in front of garages or beside garages that are visible, in public view. Susan has not been able to go out to verify due to snowstorm. The potential violations will be followed up within the month.
- *** Ironwood – Installed shed. Still in the backyard. The certified letter was sent on 1/18/22. A receipt was received in P.O. Box with no signature. Susan paid for physical signature. This address has received 3 letters. Since no Board member was contacted from the homeowner it will be turned over to the Association's attorney.
- JoEllen suggested that we could add a copy of the letter sent to an email to help ensure that the recipient of the email/letter receives the communication. There is no cost to an email. The way the Board will move forward: First letter regular mail. Second letter certified mail and email copy. In the email it will state a certified letter was mailed. Third letter/contact will be from the attorney.

SUV/Government Report:

No updates.

Newcomers Report:

Chris was not present. JoEllen visited with her and she is up-to-date on deliveries.

Old Business:

Resident involvement in the community:

- Decorating the Ironwood entrances at Christmas. This is weather dependent and not always possible to coordinate community involvement.
- Street and Road cleanup for kids – There are age restrictions that make this difficult.
- Street and Road cleanup for others – There is no scheduled dates, rather just residents that do pick up while walking. Residents are encouraged to report their efforts and it will be included in a monthly report that is submitted by *** ***** for adopt the street/path.

New Business:

Connecting Ironwood to Ironwood Park:

David shared past proposal that was discussed from the Town. Keith confirmed this past proposal was no longer in consideration. Keith mentioned that a low dollar investment, such as \$500, would show our buy-in to the project and help get it approved and on the Town's budget. Discussion was had that this was a Town idea and supported by the Town. The golf course is a Town owned golf course so the concern of additional walkers on the path should not be a concern of the HOA. The Board agreed that it was worth

exploring and to gather more information for what kind of budget was needed. Keith will bring more information to the March meeting.

Suggestions by Chris Knight:

Chris suggested the Board contact Realtor Association about Ironwood Covenants – mentioned it would be beneficial for new realtors to be reminded that Ironwood has traditionally not approved fences would be beneficial. Table this for further discussion next month.

Chris brought to Linda's attention that the newcomers letter needs to be updated. This will be revisited next month. David will send out a copy to all current Board Members prior to the March meeting.

Adjournment: Motion made to adjourn and seconded (Rheeling/Palmgren) at 8:45 PM

Next Meeting will be March 8, 2022 at 7:00pm.

Attachment from ***** , ***** Haverhill CC Park:

To David: “The opinion that the IHOA Board of Directors is not representing the wishes of the majority of Ironwood homeowners. It seems that if this was the case, current board members would find it problematic in getting reelected to the board.”

Let’s look at the numbers to see how much of a majority the board represents. There are 584 houses in the neighborhood. David, who got the highest number of votes this election, received 196 votes. That means he represents only 33% of the neighborhood. Going back to 2008 there has never been a board member that has received 50% or more of the votes of the neighborhood. (see chart at bottom)

David: “The second opinion that the Board did not listen to residents as they revised the bylaws and fence guidelines and the several references to the fence survey that was conducted in January 2021. Changes were published on the website and message board; the entire process was transparent to those who wished to follow the changes. There was not a lot of community engagement. The board decided prior to the survey being published if there was not a 50% respondent rate, we would not take it into consideration. It would not be appropriate David feels to change a standing policy for 25% of the subdivision.”

More numbers! Most of the board members were initially against the survey but eventually conceded to do it but only accept it if 50% of the households responded. Going back to 2008, there has not been an annual meeting where votes were taken from residents that met the 292 responses that were arbitrarily picked to classify the fence survey as legitimate. David, and the rest of the board who speak for the majority of the neighborhood, per his words, represent at best 33% of the neighborhood.

The previous by-laws required a quorum of 33% of households to vote to take any action at the annual meeting. This is substantially less than the requirement for the fence survey. The board has spent time and money to propose covenant and by-law changes without 50% of household pre-approval but requires that for a simple survey to check if the board should spend time/ money on a possible change.

The update to make the fence guidelines more restrictive passed with a yes vote of only 27% of households. These updated guidelines that time/money were spent on affect approximately 53 current fences, not including Foxwood berm fences that don’t follow covenant/by-law guidelines anyway, which is only 9% of households. Why was it appropriate to change this standing policy for less than 25% of the subdivision when the fence survey was ignored for that same exact reason?

Annual Meeting voting receipts

2020 = not documented but not reached	2014 = 181
2019 = 237	2013 = 176
2018 = 213	2012 = 228
2017 = 194	2011 = 259
2016 = 167	2010 = 165
2015 = not document	2009 and 2008 = 236