

# Ironwood Homeowners Association Monthly Meeting

May 10, 2022

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## **Special Board Study Session (5:30):**

Discussion with Town representative, Greg Troemel, about sheds and clarification to when they are “attached” to the homes. The Town does have regulations to be considered “attached”. Sheds are classified as two different Garden Shed (12x12 – 144 square feet) no permit needed. Must be in a backyard, on a corner cannot be closer to the street face than the home itself. Minimum setbacks 5 feet from property line. The Town does not restrict the shed from the easement, but then the homeowner will take responsibility for moving it if access is needed. Can not exceed two sheds on property.

When a permit is required, code will let you go up to 300 square feet – it would not be qualified as a garage. Same setbacks – they do require a building permit. They need to be on a concrete slab.

The question was asked, how does the Town feel about Sheds attached to the back of the house? The Town requires a 5-foot setback. The reason is for fire separation purposes. The Town would not allow a conventional garden shed to be connected to the house due to codes that would need to be met.

Fences and Pools were then discussed: Pools by code require protection. Pools can have an automatic mechanical cover that will cover and close the pool. If no automatic cover is installed it requires a fence. Above ground could have panels and fold up and locked ladder then no fence is required. Inground without mechanical cover must have a 4-foot fence surrounding the pool. Above ground pools do require a permit. No requirements on weight material for fencing.

Size of pool to be subject to these requirements are 24 inches in depth or greater and 120 square feet.

New guidance for wind (turbines) and solar has been shared. It is ok by the Town to have solar panels installed on the roof. There are ground low impact installations 4 feet in height and 100 square feet on the ground. If there are inquiries by residents, they can be sent to the Town for guidance.

## **Meeting called to order at 6:00 pm by President David Brown**

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

**Residents Present:** Two residents were also present

## **Residents Concerns:**

\*\*\*\*\* submitted a request for a fence installation. She would like to connect the fence proposal to the neighbor’s fence. She is proposing installing two sides of a fence. Then installing two posts that would have a gate within the two posts, not connecting to the existing neighbor’s fence. She received two fencing quotes and wants to receive approval from the Board prior to

gathering more quotes/investigating companies further. Motion to deny the fence as presented (Parrent/Rheeling). Motion carries, none opposed. The original fence request is denied as it does not meet current fence guidelines.

\*\*\*\*\* presented a second proposal with all sides of the fence brought in 3 feet from property line. Material is 4-foot black aluminum, wrought iron in look. Motion to approve fence proposal B for \*\*\*\* Haverhill (Preston/Mortensen). David motions to table the approval of the fence proposal B (Brown/Palmgren). Motion carries, none opposes. Renee will bring in an updated proposal with materials listed that are intended to be used to the next meeting.

\*\*\*\*\* has brought an updated proposal for fence installation. Motion to approve the fence request at \*\*\*\* Berkshire, which meets all the current fence guidelines (Preston/Mortensen) 5 Yes – Preston, Mortensen, Brown, Palmgren and Bahnsen, 2 No – Parrent and Rheeling. Motion carried.

### **Presidents Report:**

Signed and submitted contract to LKM for work on south entrance and Northtown berm that was approved at the April 12th Board meeting. Asked LKM about minimum requirements for aluminum fences. Trevor indicated that "... any reputable fencing contract should be using something that will hold up well. Even most of the stuff at box stores is substantial ..."

Received email from \*\*\*\*\* with updated information on specs for replacement fence at \*\*\*\* Berkshire. Received email from \*\*\*\*\* & \*\*\*\*\* requesting a fence for \*\*\*\* Haverhill. Forwarded the email and fence information on to the rest of the Board.

Received an email from Susan Parrent with an attachment of a letter from our attorney, Jay Reece, regarding a letter he has received from the attorney for \*\*\*\*\* about his request for a shed at \*\*\* Ironwood.

Received a call from \*\*\*\* \*\*\*\*\* at \*\*\* Ironwood. She wanted to let the Board know that several residents on the north side of Ironwood had received permission to connect their sump pumps to the storm water line underground so there will be some construction in that area sometime this summer.

### **Vice President's Report:**

Individual contacted Linda regarding information on insurance regarding HOA and directed to JoEllen.

### **Secretary's Report:**

The minutes of the April 12, 2022 Monthly Meeting were presented. Motion was made and seconded to approve the meeting minutes with corrections (Rheeling/Palmgren). None opposed, motion carried.

### **Treasurer's Report:**

JoEllen Bahnsen reported income of \$623.55 and expenses of \$2,098.90.

Reviewed the current bank statement.

Treasurer's report was received and filed.

**Beautification Report:**

There are three plants that are dead along the berm on the west side. Keith will get a quote for the replacement, one is under warranty. If we are able to approve and install along with prior approved items we will have a discount to have it included. Keith will get the contract out for approval electronically.

**Communications Report:**

lhoa.org usage report was reviewed.

June newsletter – articles due May 13th. Article will be sent out the first week of June.

Due to Ali's anticipated due date in September 2022 David will be a back up for the next newsletter.

Ali mentioned that there is a facebook page, only moderator is a non-board member.

**Covenants Report:**

- \*\*\* Ironwood – Attorney communication was sent out. See new business.
- Basketball pad inquiry directed to the Board. No approval from HOA is needed.
- \*\*\* Claridge – Regarding lawn maintenance of attached neighbor. However, this resolved itself.
- \*\*\*\* Foxwood – considering solar panels on the roof. There is nothing regarding this in the covenants and direct them to contact the Town for guidance.
- \*\*\* Whispering Pines – Lawn Maintenance, neighbors resolved it between themselves.
- US Flags, tattered flags. Individuals are able to dispose of flags through the VFW. This topic will be added to the newsletter for neighborhood reference.

**SUV/Government Report:**

No updates.

**Newcomers Report:**

Not present.

**Old Business:**

New Residents booklet – updates tabled to next month.

Policy booklet – no updates. If you have suggestions send them to David.

**New Business:**

Attorney letter from Jay Reece – date for meeting will need to be reschedule. Susan will get alternate dates and email them to the Board for feedback on availability. Discussion was had regarding this topic.

Adjournment: Motion made to adjourn and seconded ( Preston/Rheeling) at 7:35 PM

**Next Meeting will be June 14, 2022 at 7:00pm.**