

Ironwood Homeowners Association Board Meeting Minutes
October 15th, 2024
6:30 PM

- **Call to Order at 6:30pm**
 - Present: JoEllen Bahnsen (JB), Mel Brown (MBr), Keith Palmgren (KP), Susan Parrent (SP), Linda Rheeling (LR) and Jeff Woodall (JW). Absent: Merritt Burns (MB). Guest: Vishal Midha
- Resident's Comments and Concerns
 - Nothing to report.
- President's Report: Jeff Woodall
 - 1906 Haverhill. Sent current information on shed to the Board to decide next steps.
 - 1920 Claremont. Owner reached out to install patio improvement. No concerns.
 - 505 Whispering Pines. Owner reached out on installing solar panels. No concerns.
 - 1104 Asbury Farms. Owner notified Board about a dead tree in the backyard
 - 1907 Deer Cove. Owner installing fire pit and slab wall. Contacted Town of Normal to address.
 - 1002 Turtle Creek. Letter sent to owner and realtor about fence guidelines.
- Vice President's Report - Linda Rheeling
 - Nothing to report.
- Secretary's Report:
 - Approval of September 17th, 2024 Board minutes. KP motioned, seconded by MBr. Approved 6-0.
- Treasurer's Report: JoEllen Bahnsen
 - No income this month and expenditures of \$2,172.94. Ending checking balance of \$5,008.59. CD balance of \$12,726.85.
 - 2024 dues - 581 paid and 3 remaining.
 - Received and filed.
- Beautification Report - Keith Palmgren
 - Lights on North Towanda. Will be getting an estimate to repair.
 - Holiday Lights. Owner asked if lights can be left on until sometime in Feb.
 - North and South Towanda Entrances. Owner asked if we could remove dead trees / plants.
- Communications Report - Mel Brown
 - Reviewed Website Usage (iho.org). More information was provided on top 25 locations, visit duration, top 10 downloads and accessed url pages.
 - Newsletter. Will address use of personal golf carts.
- Covenants Report - Susan Parrent

Updates on Previous Issues	
████ Turtle Creek	White picket fence on golf course. Property for sale. Sent courtesy letter to homeowner (████) and realtor (████) regarding fence guidelines/replacement. Sold. No reply.
████ Foxwood	████. Siding in process of replacing stone and stucco outer finishes.
████ Tamarack	████. Double garage door top and bottom panels in need of repair. No letter or involvement of attorney due to possible travel abroad timeframe.
████ Ironwood	Pontoon boat parked in front yard/grass. Reported by █████ Ironwood. Boat moved 9.22.24.
New Issues	
████ Haverhill	████(email with photos). Debris left in street by lawn maintenance crew at neighboring house remodel. Personally checked and replied. Debris had been gathered in pile and later removed. Town of Normal issue. No reply.
████ Deer Cove	Property owner on Deer Cove building fire pit/entertainment area, mostly on golf course property. Reported with photos by █████ Tamarack, █████. Town of Normal issue. Tyler Bain, Town of Normal, notified. Town of Normal visited site and will speak with owner.
████ Tanger	████/████. Complaint about property owner on Asbury Ct with dying tree, similar to the ones taken down in her yard. Contacted her and no reply about visiting the site.
████ Whispering Pines	████(new owners 05.24). Two golf carts, red and blue, driven on streets. Red cart drove through yards on Whispering Pines and Crestmoor Cove to get to golf course. Town of Normal police issue. Spoke with Tyler Bain, Town of Normal, to alert golf course mgmt of situation.
Northridge Estates	SP contacted 6.26.24 with photos on condition of median bushes. Emailed to all Board members.
████ Whispering Pines	████. Email from solar company/installer and homeowner about installation of solar system. No covenants. Town of Normal zoning and ordinance issue. Board was emailed Town of Normal Solar Requirements (2023).
████ Haverhill	████. Tall privacy fence/panels at patio completed previously. New privacy panels for bins along garage, same materials and height.
████ Ironwood	████. Property for sale. White picket fence approved 6.6.95 (original guidelines created 1999). On berm. Replacement or renovation would need approval of Board. Realtor - █████.

- Newcomers - Linda Rheeling
 - Nothing to report.
- Old Business
 - 1906 Haverhill. JW will contact our lawyer to send a letter to the owners.
 - Holiday Decorations. Looking for a coordinator and judges. Need to send out by 11/1.
 - Heat Map. No new updates.
 - Covenants revisions. No new updates.
- New Business
 - IHOA Website. Vishal attended to give the Board an update on the IHOA website rewrite. Discussed security concerns, layout, storage, gatekeeper, etc. Information will be sent to the Board on storage and costs and will be informed as this progresses. Thank you Vishal.
 - Backup of Records. Information will be sent to Board members on what records we have to determine appropriate copying. Also noted the IHOA does not have a records retention policy.
 - Resident Fence updates. SP and JW reviewed the community. SP will update the fence review document.
 - Use of personal golf carts. Will include information about use and rules in the spring newsletter.
 - Annual meeting. JW will confirm attendance from town reps.
 - 2025 Election. There will be 3 openings.
- Adjournment
 - LR made a motion to adjourn the meeting at 8:47 PM, seconded by KP. Approved 6-0.

Next Board meeting will be on Tuesday, November 12, at 6:30 PM at the Ironwood Golf Course clubhouse.