

Ironwood Homeowners Association Board Meeting Minutes

Dec 10th, 2024

6:30 pm

- Call to Order at 6:32 pm.
 - Present: JoEllen Bahnsen (JB), Mel Brown (MBr), Merritt Burns (MBu) arrived at 6:55 pm, Keith Palmgren (KP), Susan Parrent (SP), Linda Rheeling (LR) and Jeff Woodall (JW).
- Resident's Comments and Concerns
 - [REDACTED] Foxwood. Attended to present plans for a fence and answer questions in relation to the property being on/off the golf course. Board will review/discuss the material and decide at the next Board meeting if the property is on/off the golf course.
- President's Report: Jeff Woodall
 - 1906 Haverhill. As approved by the Board, the demand letter was sent to sign the shed agreement.
 - 1405 Tamarack. As approved by the Board, the demand letter was sent by the attorney to have the garage repaired.
 - 1901 Foxwood. I forwarded and discussed many items with the Board and the Penns on their fence request. Decision needs to be decided if the property is on or off the golf course to move forward.
 - 2025 Annual Meeting. I have been working on the agenda/program. I have also contacted the town reps as our special guests to attend the 2025 Annual Meeting.
- Vice President's Report - Linda Rheeling
 - Nothing to report.
- Secretary's Report:
 - Approval of Nov. 12, 2024 Board minutes. JB motioned, seconded by KP. Approved 6-0.
- Treasurer's Report: JoEllen Bahnsen
 - \$150 in 2025 dues and \$955.63 from CD's and expenditures of \$408.12. Ending checking balance of \$1,034.72. Checking & CD balance of \$13,034.72.
 - 2024 dues - 581 paid and 3 remaining. 2025 dues - 5 paid.
 - Received and filed.
 - Discussion of digital payments still being researched.
- Beautification Report - Keith Palmgren
 - Nothing to report.
- Communications Report - Mel Brown
 - Reviewed Website Usage (ihoa.org).
 - Website Hosting. Purchased Hostinger to increase storage. Will keep the old storage system in place until the new system is stable.
 - Holiday Decorations. Entries close 12/15. KB has judges lined up from outside the community.

- Covenants Report - Susan Parrent

■■■■ Asbury	■■■■. Email from new resident moving in December and asking about sheds.
■■■■ Haverhill	■■■■. Demand letter sent by attorney. Discussed next steps since the owner is not responding to sign shed agreement or remove shed. The HOA will reach out to the Town in 2025 and possibly partner with them. .
■■■■ Tamarack	■■■■. Owner made repairs. Closed.

- Newcomers - Linda Rheeling
 - Need more stickers and bags.
- Old Business
 - Heat Map / Covenant updates / Backup of records
 - MBu sent a heat map provided to the Board. Board will review and provide input at the next board meeting.
 - Covenants. No updates.
 - Backup of records. \$1,000 budgeted in 2025. Need plans to implement.
 - Corporate Transparency Act. Board needs to complete to be compliant or the Board gets fined. JB will complete. Motioned by KP, seconded by LR. Passed 7-0
 - Annual meeting - January 14th at 6:30pm.
- New Business
 - Review of 2025 Budget
 - \$30,900 for 2025. Motion to accept 2025 budget by LR, seconded by MBu. Approved 7-0.
 - 2025 Proxy reviewed by the Board.
 - Ballots will be mailed to homeowners on Thursday, December 12, 2024.
 - Proxies will be returned to Susan Parrent, then forwarded to JoEllen.
 - The Board thanked the efforts of Greg Troemel, who is retiring, that he has been involved in many items over the past 30+ years in Ironwood and the strong relationship established to obtain results.
- Adjournment at 8:25 pm. Motioned by LR, seconded by KP. Passed 7-0

Next Board meeting will be on Tuesday, January 14th, at 6:30 pm at the Ironwood Golf Course clubhouse.