

**Ironwood Homeowners Association Board Meeting Minutes**  
**Jan 14th, 2025**

Meeting started at 8:01pm

Present: Jeff Woodall (JW), Linda Rheeling (LR), JoEllen Bahnsen (JB), Mel Brown (MBr), Keith Palmgren (KP), Merritt Burns (MBu), Suzann Reid (SR)

- Nominations for President: Jeff Woodall, motioned by MBu and seconded KP. Approve 6-0, JW abstained
- Vice-President: Linda Rheeling, Approve 6-0, LR abstained
- Treasurer: JoEllen Bahnsen, motioned by Approve 6-0, JB abstained
- Secretary: Suzann Reid, motioned by KP, seconded by MBu. Approve 6-0, SR abstained

Appointment of Committee Chairs

- Beautification - KP
- Communications - MBr
- Covenants - MBu
- Newcomers - Overseen by LR and supported by Chris Knight

Secretary's Report

- Approval of [December 10, 2024 Board minutes](#)
  - Small recommendation to change a meeting with the Town of Normal.
  - Motioned by MBu, Seconded by LR. Approved by 6--0. SR abstained.

Treasurer's Report

- Monthly income / expense report
- Review of current bank statement
  - Dues/Income      \$18,357.50
  - Expenditures      \$568.18
  
  - Ending checkbook balance      \$18,824.04
  - Total with CD's      \$30,824.04
  
  - Dues paid to this point:
    - 371 paid, 213 remaining

Time Sensitive Issues from:

- Beautification
  - Phone calls about the South entrance light being off. KP relayed the issue with it being solar powered.
- Communications
  - Holiday decorating contest awarded 5 homeowners and their names are on the website.
- Covenants
  - No report at this time from MBu.
- Newcomers
  - No newcomers at this time. Newcomers receive a variety of welcoming letters, newsletters and knickknacks.

#### Old Business

- Corporate Transparency Act - attorney is involved to make sure that the HOA will remain compliant with the requirements of this Act.

#### New Business

- Annual Audit
  - To be completed in February. Two board members and a resident. KP and MBr will be the board members along with resident Kathleen Lorenz. They will convene at 6:00pm before the February 11th Board meeting.
- Voting on the 1901 Foxwood request for a fence
  - Motion for a vote brought forward by MBr, seconded by KP.
    - Vote failed 4 - 2 (JB abstaining).

#### Adjournment:

- Motion made for adjournment at 8:40pm made by LR and seconded by MBu. Approved 7-0.

Next Board meeting will be on Tuesday, February 11th, at 6:30 PM in the Ironwood Golf Course clubhouse.