

# Ironwood Homeowners Association Monthly Meeting

December 14, 2021

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**Meeting called to order at 7:00 pm by President David Brown**

**Board Members Present:** JoEllen Bahnsen, David Brown, Amy Mortensen, Susan Parrent, Linda Rheeling, Walt Clark, Ali Preston and Chris Knight

**Residents Present:** One resident was present

## **Residents Comments and Concerns:**

\*\*\*\*\* , \*\*\*\* Foxwood CC Run, came for two topics. First topic is the RV at his home. Converters are being stolen where he stores the RV. RV has been at his residence and will be there for extended time. \*\*\*\*\* wanted to come and explain to the Board. The RV will only be there through the holidays due to the theft. Second topic was regarding questions he has regarding a barrier to be installed on his property. \*\*\*\*\*' property backs up to the garage at the apartments. Individuals are coming to his back yard property conducting unsavory business. \*\*\*\*\* asked how tall the back barrier could be to block his yard from the apartment buildings at the back of the lot. David responded that he could have a 6 foot tall privacy barrier. \*\*\*\*\* then questioned the Board for side fences of wrought iron, in accordance with the fence guidelines. David and Linda did respond about past history of fences not being approved. Amy affirmed that fencing is based on board approval.

## **Presidents Report:**

Responded to email from new resident on Haverhill regarding dues, snow removal and repair of sidewalk. Informed him that his first dues would be due in January, he is responsible for clearing snow from his sidewalk and sent him link to Town's webpage regarding sidewalk replacement.

Responded to email from \*\*\*\*\* who was inquiring about permission to install solar panels on their roof. Told her there was nothing in the covenants requiring Board approval.

Conducted an urgent motion request via email on the motion "To hire Emmert Sharf Electric to make the necessary repairs to the electrical system at the north entrance and bill the Association". The email was responded to with all Board members voting in favor of approval.

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

Thanked Walt for repair of the lights. She also thanked him for all the service to the Board.

## **Secretary's Report:**

The minutes of the November 9, 2021 Monthly Meeting were presented. Motion was made and seconded to approve the meeting minutes with corrections (Rheeling/Preston). Motion carried, none opposed.

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

JoEllen Bahnsen reported income of \$200.00 and expenses of \$1,652.00 reported at the November meeting.

Discussion on payment to Jay D Reece, PC. This \$252.00 fee was for the annual filing of the HOA. Prior to the next filing date, JoEllen will review to see if we can use an alternate address for the HOA to reduce the fees for annual filing.

Reviewed the current bank statement.

Treasurer's report was received and filed.

### **Beautification Report:**

Walt thanked \*\*\*\*\* and \*\*\* for helping with the lighting north entrance.

Susan observed trees on the west side of Northtown road. Stakes have been removed however some noticeable damage from ice. Walt shared they are substantial size and are now good to have stakes removed.

### **Communications Report:**

Website usage – page views have increased; this could be because of posting of covenant and by-law changes.

No bounce backs received from emailed newsletters. Physically mailed 55 letters, only one letter returned. Stamps will be needed for March newsletter.

Platform options were emailed out to the Board. David did follow up with Pearl Technologies. A setting was updated to properly flag outgoing emails as not "spam". Now emails should be able to be sent in bulk. Ali stated that we can table the emailed information until we determine in March if bulk emails are received properly by residents. David asked that we report if any emails are received in spam or junk folders.

### **Covenants Report:**

- \*\*\* Ironwood, \*\*\*\* – Regarding garbage bins. Letter mailed 11.16.21. The bins were removed shortly after and have remained gone.
- \*\*\*\* Foxwood, \*\*\*\*\* – Motorhome was on the slab next to garage. That was removed, but now garbage bins have been moved to the side of the home. Letter will be mailed as an informational letter regarding covenants.
- \*\*\*\* Ironwood, \*\*\*\*\* – Enclosed trailer present in driveway. Three letters have been sent; last letter sent on 11.16.21. Town was contacted and the trailer has been gone when they went to view. Letter sent stated they had the option to attend the meeting 12.14.21 to discuss with the board. The attorney would be notified after 12.16.21. Susan will move forward with contacting the attorney.

- \*\*\*\* Tamarack – The trailer has not been viewed on street. Susan did state that we can contact non-emergency number to report as it is not legal to park on the street.
- \*\*\* Ironwood, \*\*\*\*\* – Shed was installed in the backyard. Letter sent on 11.16.21 regarding the shed. Letter stated that this was a violation and invited them to attend the December meeting. Second letter will be sent during the month of December.
- \*\*\*\* Foxwood, \*\*\*\*\* – Enclosed trailer has returned. First letter from the association was 6.19.19 then 8.28.19 also discussing the bins. Letter from town dated June 2020, July 2021 and August 2021. Walt asked if an ordinance violation has been sent and suggested that be next step and if they have a suggestion for IHOA's next step. A letter will be sent certified mail notifying them and stating next letter, if necessary, would be from the IHOA's attorney.
- Email from resident \*\*\*\*\* will be discussed in new business.

### **SUV/Government Report:**

Jim was not present. Linda mentioned that swags were placed on stone and thanked him for his work.

### **Newcomers Report:**

Chris has not had a closing in the past 5 weeks. Home values are up. Chris is notified of closings via real estate transactions. If private sales occur, please let Chris know. Chris has door knocker bags and paper tabs. Linda will provide more pens.

Chris suggests the Board should consider reviewing newcomer letter to ensure that it is updated.

### **Old Business:**

Final Proxy Ballot/Dues Notice – In the past they have listed “Board Members” as the only option. The suggestion moving forward is to list out all Board members individually that are not running for reelection. This will prevent the Board from having to come to a collective voting decision if needed.

The question was asked, if an individual selects more than one box for proxy, how do we handle it. If received early enough a contact may be made to the individual to determine who they would like to select. It was suggested an addition “Select only one” by the proxy to help clarify.

### **New Business:**

\*\*\*\*\* emailed a question about observed signage in the neighborhood. The Board historically has allowed the signs and have not monitored the content of the sign. The sign in question was removed without contact from the Board. David would not want to monitor the content of the signs. There was discussion about Articles V, Section 4 in the covenants, regarding yard signs in the development. Susan discussed the definition of “customary name

and address sign” relating it to a community sign. David’s shared his interpretation and it was settled that the Board will not monitor content of signs.

Discussion moved to the definition of trucks and what is in the covenants – “trucks” were likely intended to be construction trucks “not pick up” trucks. This is based on the time period the covenants were written this is terminology and interpretation of the time period.

Amy brought up the fence guidelines and requested clarification on if the proposed fence guidelines pass through the community, would Board members approve all fences meeting proposed guidelines moving forward. Susan, Linda and David stated they would still look at all proposals individually and would not commit to approving all fences that meet the guidelines.

**Adjournment:** Motion made to adjourn and seconded (Rheeling/Preston) at 8:51 PM

**Next Meeting will be January 11, 2021 following the Annual meeting.**