

Ironwood Homeowners Association Monthly Meeting
March 14, 2023

Note: Audit committee, composed of resident Suzann Reid and Board members Mel Brown and David Brown, met prior to the Board meeting to review the IHOA 2022 financial records.

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

Board Members Present: JoEllen Bahnsen, David Brown, Mel Brown, Keith Palmgren and Susan Parrent.

Present via phone: Linda Rheeling

Residents Present: 1 resident was present

Resident's Comments and Concerns

None

President's Report – David Brown

Put together the March/April/May newsletter and mailed or emailed it to all residents.

After email discussion of *****'s proposed settlement, sent a response to the proposal to our attorney.

Completed going through the association's records and mailed copies of any correspondence with **** Haverhill to ***** ***** as requested.

Vice President's Report – Linda Rheeling

None

Secretary's Report – Jeff Woodall

The minutes of the February 14, 2023 Board meeting were presented. Motion was made and seconded to approve the meeting minutes (Bahnsen / Palmgren). Motion passed 6-0.

Treasurer's Report – JoEllen Bahnsen

Reported income of \$2,450 and expenditures of \$4,059.60 in the past month. Ending balance of \$27,577.41.

\$7,500 was put in a 7-month CD with a 4% rate of interest

48 residents have not yet paid their 2023 dues.

Suzann Reid reported that the Audit committee had compared the 2022 checkbook, bank statements and monthly financial reports and found no discrepancies

Treasurer's report was received and filed.

Beautification Report – Keith Palmgren

Keith indicated that there are two small evergreens that need to be removed. One is still under warranty and will be replaced. He will get a quote from LKM to do this.

Trees on the Northtown berm need to be trimmed. Keith will contact LKM to get a quote on this work as well.

Communications Report – Mel Brown

Mel indicated that the website usage report was on the back of agenda,

He has been getting some training on putting together the newsletter. The next newsletter will be published on June 1st.

Covenants Report - Susan Parrent

**** Berkshire – has a shed at back of property outside of fence and a greenhouse in the backyard. Will wait to see if greenhouse is only temporary for the winter.

**** Berkshire – fence appears, based on visual inspection, to have been installed in conformance with what Board approved.

**** Ironwood – has a dog enclosure in backyard. Susan will send a letter to let them know this is against the covenants.

*** Whispering Pines – A letter will be sent reminding them that the covenants require them to keep their property (roof) in good repair.

No complaints were received or letters sent out in February.

Board has received a couple of complaints so they discussed the covenant requiring residents to plant 4 hardwood trees in their yard. It was decided that David would prepare an email to send out reminding residents of this requirement.

Newcomers Report – Linda Rheeling

None

Old Business

The Board has not received a response from the *****'s attorney regarding the last settlement proposal made by the Board. David will contact Jay Reece to let him know that the Board could not act on the proposed settlement since there was no response.

New Business

It was agreed that in the future any fence approval by the Board would only be good for one (1) year. If resident has not installed the fence by then, the resident would require the Board's approval again.

The possibility and need to revise the 30 year old covenants was discussed. No resolution was reached on the issue.

Adjournment. Motion made and seconded (Palmgren /Rheeling) to adjourn at 8:10 PM. Motion passed 6-0.

Next Board meeting will be April 11, at 7:00 PM