

Annual Ironwood Homeowners Association Meeting

January 17, 2023

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

Board Members Present: JoEllen Bahnsen, David Brown, Susan Parrent, Ali Preston and Keith Palmgren

Via Phone: Amy Mortensen & Linda Rheeling

Residents Present: Floyd & Gail Aper (606 Whispering Pines), Mel Brown (1910 Crestmoor Cove), Janice Castleman (509 Whispering Pines), Walt Clark (1102 Asbury Farms), Dean & Sara McCullough (2011 N Towanda), Tyler Mortensen (1916 Haverhill), Mike Shuck (2001 Bramblewood), Nick Surma (705 Ironwood), Jeff Woodall (1902 Crestmoor Cove)

Town Representation:

Brad Park, Normal PD –

- Discussed Town and specifically the Ironwood subdivision.

Gene Kotlinski, Asst. Director of Parks/Recreation –

- Discussed initiatives on the golf course. Culvert on hole 17 and other drainage issues. Urban butterfly initiative to work with native grass areas and conservation. There may need to be some grass burning for this. Community garden in Ironwood Park will be open for registration March 7th.
- Questions were asked about thinning out the weeds and dead and overgrown vegetation around lakes facing Northtown. They intend to work on that in phases.

Craig Onsrud, Ironwood Golf Course Manager –

- Questions about invasive weeds was asked regarding homes backing up to the course, specifically hole 8. Takes 3-4 years to work on removal of these weeds. Discussed trees on the line between course and homes. Homeowners should contact course to discuss if they want trees, and what type of trees, along their back property line.
- Discussed golf information, an increase in golfers since COVID. The golf course has been doing better each of the past 3-5 years. There are new golfers that may not know golf etiquette and if there is something to report, please reach out to the him or the clubhouse personnel.
- Improvements were made to the bathrooms and sidewalk at the clubhouse to become more ADA compatible. Next update is scheduled to the flooring in the next 1-2 years. A larger putting green has been approved for the 2024 fiscal year. This will triple the size of the current putting green.

Residents Comments and Concerns:

2011 Towanda residents, Sara and Dean McCullough, questioning about shed removal. David shared that there is a pending law suit regarding sheds. David discussed the Town's ordinance stating that according to the Town's ordinance, sheds cannot be closer then 5 feet to another building on the lot. Discussed difference between the covenants and the Town ordinance. Questions were asked about Kevin Husse who received an approval. David recommended that they attend a monthly Board meeting and bring any documentation that they had so the Board could discuss the issue.

David shared four letters were sent out regarding shed removal. Two more letters will be sent out regarding two sheds that were erected prior to the HOA establishment. David discussed that play houses are allowed.

Introduction of 2022 Board Members:

David introduced and thanked the current Board members:

- David Brown has served on the Board for 9 years and has run the IHOA website for the past 17 years. He has served this past year as the Board's president.
- Linda Rheeling has served on the Board for 19 years. She has served this past year as vice President of the Board.
- JoEllen Bahnsen has served on the Board for 22 years. She has served this past year as the Board's treasurer.
- Amy Mortensen has served 2 years on the Board. She has served as the Board's secretary this past year.
- Keith Palmgren has completed his first year on the Board. He has served the past year as chair of the beautification committee.
- Susan Parrent has served 5 years on the Board. She has been chair of the covenants committee for the past year.
- Allison Preston has served 3 years on the Board. She has been the chair of the communications committee this past year.

Sub-Committee Chairs Introductions

- Christine Knight started chairing the Newcomers committee in 2016 and continues in that capacity today. However, the Board is seeking a new chair for this committee.

Secretary's Report:

The minutes of the 2022 Annual Meeting were presented. Motion was made and seconded to approve the meeting minutes (Preston/Bahnsen). Motion carried, none opposed.

Treasurer's Report:

Reviewed the 2022 Actual vs. Budget report.
Treasurer's report was received and filed.

Explanation on the cost of tree removal and/or planting was shared by Keith Palmgren. Keith discussed budget and cost saving efforts made with tree removal by him and Bob Bahnsen. Discussed value with tree replacement through the contracted company, as those trees come with warranty.

Presidents Report:

Last January the membership passed a new set of guidelines for fences in Ironwood. This year the Board has approved the installation of 3 new fences and 1 replacement fence which meet those guidelines. The Board has worked to maintain the landscaping at the south entrance and on the berm along Northtown Road. There has been a problem with the three evergreens at the south entrance dying and Keith Palmgren is working with LKM to resolve that issue. Keith Palmgren and Bob Bahnsen have removed 3 dead trees on the Northtown berm, saving the association several thousand dollars. Those trees will be replaced this spring. We are currently in discussions with the Town to cleanup the trees on Town property along the lakes on Northtown Road. The Board spends considerable time working to resolve issues in the subdivision reported by residents to the Board. The most common complaints from residents are trash bins in front of houses, campers and trailers parked in driveways, and landscaping not being maintained. The Board appreciates residents calling these issues to our attention. I would encourage any residents who want to know what the Board is working on to make use of the association's website, ihoa.org, where they can view the Board's monthly minutes.

Question asked by Janice Castleman about By-Laws on the website, if they are current, and if new residents need to abide by them. David explained the difference between covenants and bylaws and stated the covenants have not changed since their creation. David shared that current By-Laws are located on website and were revised by residents at the 2022 annual meeting.

Election of Board Members:

JoEllen Bahnsen – 202 votes

Tyler Mortensen – 94 votes

Susan Parrent – 157 votes

Jeff Woodall – 192 votes

Matt Bursack – 1 vote

260 owners were represented in person or by proxy. IHOA must have a quorum (146, one quarter of members) to conduct the business meeting.

Old Business:

Keith Palmgren discussed streetlight outages in the subdivision. Discussed the need for residents to report issues to the board, or call Cornbelt Energy directly, as it took a number of phone calls to accomplish the improvement.

New Business:

No new business.

Adjournment: Motion made to adjourn and seconded (Rheeling/Parrent) at 7:59 PM

Next Meeting will be January 9, 2024 at 7:00pm.