

Ironwood Homeowners Annual Association Meeting  
January 9, 2024

Meeting called to order at 7:03 pm by President David Brown

**Board Members Present:** David Brown (DB), Mel Brown (MB), Susan Parrent (SP), Jeff Woodall (JW), Linda Rheeling (LR) and JoEllen Bahnsen (JB).

**Residents Present:** Tyler Mortensen (1916 Haverhill), Mike Shuck (2001 Bramblewood), Dean Langdon (1111 Ironwood), Todd Johnson (407 Ironwood), Benjamin Gaerlan (1014 Ironwood).

**Town Representation:** All town members attending were very appreciative and supportive of the Ironwood residents and the board involvement of the community. One common message was “If you see something say something”.

• **Brad Parks** (filling in for Darien Bachman) - **Normal PD**

Ironwood is one of the strongest and involved communities in Normal. Ironwood has a very low crime rate due to the awareness of their residents - “If you see something say something”. Please remember to close and lock all your doors and turn on your outdoor garage lights.

• **Tyler Bain - Park Maintenance Supervisor**

Thank you to all the residents who have called the Ironwood clubhouse for any issues on the golf course - this is much appreciated. 2024 Projects include new chipping area, putting green updates, used battery operated golf carts (lifespan of 9-11 years), driving range mats and updates to the culvert on the 17th hole,

• **Doug Damery - Director of Parks and Recreation**

• **Gene Kotlinski - Asst Director of Parks and Recreation**

Pickleball courts to be updated (6 at Ironwood/6 Underwood), discussed the possibility of having portable potties on the 13th/14th green on golf outings, updates to the storage facility at Ironwood park and reviewing potential parking updates at Ironwood park for additional capacity. Community garden in Ironwood will be open for registration on March 5th.

• **Greg Troemel - Director of Inspections**

3500-4000 homes built in the last 40 years in Normal, number of new homes in Normal have decreased over the years (115 in 2022 to 70 in 2023) and will continue to decrease due to increased costs, housing demand is strong (Rivian). Questions were entertained about growth in the community and will not be as strong due to higher costs of building.

• **Craig Onsrud, Ironwood Golf Course Manager**

Since Covid, the number of golfers has continued to increase significantly - it has been the best profit the course has ever made. In 2024, we will be upgrading the

Clubhouse (New fixtures, Ceiling, Flooring, Proshop). Questions/Comments - resident thanked the golf course for supplying the cold water on the course.

### **Residents Comments and Concerns**

Dean Langdon (1111 Ironwood) - Thanked the Board for their service.

### **Introduction of Board Members**

David introduced and thanked the current Board members:

- David Brown has served on the Board for 10 years and has run the IHOA website for the past 18 years. He has served this past year as the Board's President.
- Linda Rheeling has served on the Board for 20 years. She has served this past year as Vice President of the Board.
- JoEllen Bahnsen has served on the Board for 23 years. She has served this past year as the Board's treasurer.
- Jeff Woodall has served 1 year on the Board. He has served as the Board's secretary this past year.
- Keith Palmgren has served 2 years on the Board. He has served the past year as chair of the beautification committee.
- Susan Parrent has served 6 years on the Board. She has been chair of the covenants committee for the past year.
- Mel Brown was appointed as the chair of the communications committee for the past year.

### **Secretary's Report**

The minutes of the 2023 Annual Meeting were presented. Motion was made by MB and seconded by LR. Motion passed 7-0.

### **Treasurer's Report**

Reviewed the 2022 Actual vs. Budget report. 2023 Ending balance of \$11,019.

2023 - 3 residents did not pay their dues.

The Treasurer's report was received and filed.

### **Presidents Report:**

David took this opportunity to address some current misinformation that has been circulating around the Ironwood subdivision.

First David explained that it is true that retirees make up the bulk of Board members, however, David has never seen any Board members abuse their position. As for the assertion that the Board is terrified of listening to the community, David pointed out that the first item on each month's agenda is to hear comments and concerns from the residents.

The second issue was about the Board going against precedence in filling a vacated seat on the Board in January 2023. The bylaws state that a vacancy on the Board of Directors "shall be filled by the Board of Directors and the appointed Director shall serve the remaining term of the Director replaced." This was the procedure that was followed. David stated that there

may have been some confusion with a situation that occurred in 2020 where, during the annual meeting, as the votes were being counted, one of the top four candidates asked that his name be removed from consideration. This caused the person who was finishing in fifth place to move up to fourth place in the voting and therefore earn a place on the Board for a two year term. In that situation there never was a vacancy on the Board which would have fallen under the bylaws.

Also, some Board members were accused of not following the covenants, but instead using the Board to enforce their “pet peeves”. David explained that it takes a majority vote of Board members to take action on covenant violations so one or two Board members cannot take action on their own.

Finally, the only legal action the Board has only taken regarding a shed was started in 2022 when a resident was informed that the Board would not approve a shed at the back of their yard and they went ahead and installed a shed anyway. More recently four residents who had unapproved sheds installed after the association was active were requested to remove their shed and all four sheds have now been removed. Three residents whose sheds were installed before the association became active, and may have been approved by the developer, were asked to sign an agreement to remove the shed before they sell their property.

### **Election of Board Members:**

Mel Brown - 168 votes  
Merritt Burns – 170 votes  
Tyler Mortensen – 69 votes  
Keith Palmgren - 168 votes  
Linda Rheeling - 139 votes

219 owners were represented in person or by proxy. IHOA does have a quorum to conduct the business meeting.

### **Old Business:**

None.

### **New Business:**

None.

**Adjournment:** Motion made and seconded (LR/JB) to adjourn at 8:47 PM. Motion passed 7-0.

### **Next Annual Meeting:**

January 14th, 2025 at 7:00 pm in the Ironwood Golf Course Clubhouse.