

Ironwood Homeowners Association Board Meeting Minutes
Jan 14th, 2025 Annual Membership Meeting

Call to Order at 7:49pm: Present Jeff Woodall (JW), Linda Rheeling (LR), JoEllen Bahnsen (JB), Merritt Burns (MBu), Keith Palmgren (KP), Mel Brown (MBr), Susan Parrent (SP)

Introduction of Board Members

A meeting was held with the membership and Town of Normal prior to the Annual IHOA meeting - see attached. Jeff introduced and thanked the current Board members:

- Jeff Woodall has served 2 years on the Board. He has served as the Board's president this past year.
- Linda Rheeling has served on the Board for 21 years. She has served this past year as vice president of the Board.
- JoEllen Bahnsen has served on the Board for 24 years. She has served this past year as the Board's treasurer.
- Merritt Burns has been on the Board for 1 year. He has served as the Board's secretary.
- Keith Palmgren has served 3 years on the Board. He has served the past year as chair of the beautification committee.
- Susan Parrent has served 7 years on the Board. She has been chair of the covenants committee for the past year.
- Mel Brown has been on the Board for 2 years and has served as the chair of the communications committee.

This was Susan's last year on the Board. The Board would like to thank Susan for her dedication and service on the Board. She has a wealth of knowledge of the covenants and helped to establish a process of working with the residents to understand them and working with the Board to keep us on track.

SP accepts the applause with gratitude and appreciation for the opportunity to serve the neighborhood.

A quorum was met (146 necessary votes) to conduct the annual business meeting. Three Board members were elected from 254 votes cast. The first three names will serve a two-year term. Results are:

JoEllen Bahnsen - 184
Suzann Reid - 175
Jeff Woodall - 152
Kyle Frick- 128

Congratulations to those members.

Secretary's report from annual meeting:

LR asks to reconsider times of start. LR motioned to approve the minutes, seconded by MBu. Passes 6-0, SR abstained.

Presidents Report:

We had many accomplishments / improvements in 2024:

- Repaired lighting on south/north Towanda entrances
- Updates started to improve IHOA Website
- Continued quarterly newsletters
- Assigned new HOA attorney
- Renewed landscaping contract with LKM
- Update to median landscaping in Northridge Estates

Sheds. We have asked owners to sign an agreement to remove unapproved sheds when they sell. Some owners have signed the agreements or the shed has been removed.

Thank you to those owners who contacted the Board on many items. The most common question was requesting/replacing a fence.

2025 plans to discuss:

- Website updating
- Covenant updating
- Backup of the records from the years of meetings
- Clean up and updating of berm in Northridge
- Review if payment options become digital

Treasurer's report:

- Presented and reviewed by the Board.

Next annual meeting will be Jan 13, 2026 at 6:30pm.

Adjournment: Motion to adjourn at 8:00pm by LR, seconded by MBu. Approved 7-0.

Meeting with IHOA Members and Town Council
January 14th 2025

Introductions of Town of Normal officials

- Pamela Reece - City Manager
- Jason Comfort - Public Works Mgr.
- Mark Clinch - Director of Inspections and Facilities
- Tessa Ferraro - City Planner
- Zach Wall - City Engineer
- Lt. Jon McCauley - Town of Normal Police Department
- Doug Damery - Director of Parks & Recreation
- Tyler Bain - Park Maintenance Supr.
- Craig Onsrud - Ironwood Golf Course Mgr.

Town of Normal Updates

General Information

- **No news on underground tunnel** for uptown project until February.
- **Fiscal Year** starts April 1.
- **FY26 Budget Presentation** for the Town on next Tuesday.

Fire Department Projects

- **FD #2 Capital Project:** Started in November at Shepherd & Hershey Rd.
 - Vacate existing station at Blair & College.
 - Multi-year plan to move stations to better respond to calls.
 - **Relocating Station #3** near Prairieland Elementary analyzed for 2025.
- **ALS Data** drives dispatch call decisions.

Parks & Recreation

- **Golf Course Projects:**
 - Chipping green and expansion of the putting green, targeted to open in May. Tripling the size of the current putting green.
 - Discussion on the short course for the 7 holes to improve practice setups.
 - Existing improvements due to heavy use and increased public play. Lots of youth play from junior high, high school, and college players.
 - **Culvert Project on Hole #17:** 3 culverts eroded, jeopardizing the cart path. ○ Growing demand for golfers by younger generations since the comeback from COVID. ○ 120 golfers "Prune Juice" on Monday mornings.
 - No price changes for the course this year.
 - Small cosmetic touch-ups to the clubhouse.

- Connected Whispering Pines and Ironwood Park sidewalk.
- Relocated porta potty on the course.

Other Projects:

- **Northtown Road Lift Station:** Heavy investments as it approached its life span.
- **Towanda Avenue:**
 - Crack sealed this year.
 - Left turn lane on Towanda and Beech when Carden Springs Apartments reaches $\frac{2}{3}$ capacity (3-4 year timeline).
 - No plans for expanding into 4 lanes. Looking to reduce lanes across the town.
- Celebrated addition of intersection lights at Ft. Jesse and Landmark & Susan Dr.
- **Vision Sustainability:** Passed. Planting more trees. Town & neighborhood collaboration in a tree drive.
- Rivian expansion continues.
- Parking deck maintenance on the horizon.
- Super Service work to prep for Route 66 large event in 2026.
- **Parking Enforcement:**
 - Best to support major issues by calling them. Handicaps, blocking hydrants.
 - Normal PD views the neighborhood as very safe with minimal issues.

Community and Safety

- **Golf Carts:**
 - Not allowed on the road, but brief use is allowed with discretion. Moving violations occur if alcohol is present.
- **Nuisance Parties:**
 - Issue for about 2 years.
 - Scheduled party for a fraternity/sorority with no history of issues.
 - New ordinance: Break up parties if there are offenses with supervisor approval. Fines and clean-up costs.
 - Sound permit included for 100 feet.
 - Park closings at 9pm versus 11pm.
 - Residents voiced concern and gratitude to law enforcement.
 - Loud noises/profanity fall under noise ordinance violations.
 - Renting out pavilions at the end of the night to move the party along.
- **Electric Scooters:** Used by youth throughout the neighborhood. CC versus Watt issue from law enforcement.
- **School Districts:**
 - Potential moving of school districts with added families was questioned.
 - Carden Springs and Weldon Reserves open enrollment to those with seats.
 - Unit 5 identified 3 different schools: Fairview, Hudson, Sugar Grove.

Future Plans and Initiatives

- Consideration for non-motorized traffic on Towanda Avenue. IDOT has it on their 5-year plan. Remain 2 lanes with a pedestrian lane.
- **Fire Station Vacancy on College Street:**
 - Up for consideration. Not ADA compliant.
 - Potential for woodworking space or makerspace.
 - Fire standards require 90% of calls responded within 4-6 minutes.
- **Clubhouse Expansion:**
 - Potential expansion and updating the offerings.
 - Struggles to secure funding but not off the table.
- **East Pond Issues:**
 - Geese going onto properties during warmer months.
 - HOA seeking clarification for assistance with home inspections.
 - Call inspections and ask for Mark Clinch. They will route appropriately. Greg's number transfers to Mark.