

Ironwood Homeowners Association Board Meeting Minutes

December 2nd, 2025 6:30 PM

- Call to Order at 6:31. Quorum present
 - Board Members Present: Jeff Woodall (JW), JoEllen Bahnsen (JB), Mel Brown (MBr), Keith Palmgren (KP), and Susan Parrent (SP).
- Resident's Comments and Concerns
 - None.
- President's Report: Jeff Woodall
 - None.
- Vice President's Report
 - None.
- Secretary's Report: Suzann Reid
 - Approval of Nov 11th minutes. KP motioned to approve and SP seconded with corrections. Approved 5-0.
- Treasurer's Report: JoEllen Bahnsen
 - Beginning balance in checking account as of November 11, 2025 of \$ \$4,894.44. Total deposits of \$112.50 (interest from matured CD). Expenses paid totaled \$20.97. Ending balance in checking account as of December 2, 2025 of \$4,985.97.
 - There is \$15,000 in CDs at Busey.
 - Total checking + CD = \$19,985.97.
 - 2026 Budget. JB to send out DRAFT of the 2026 Budget to the Board for review.
- Beautification Report - Keith Palmgren
 - LKM completed the installation of trees/shrubs in the North Ironwood entrance and Northridge gated area.
- Communications Report - Mel Brown
 - Website Analytics Report for the month of Nov. was shared.
 - December Newsletter. Reviewed and suggested added information from the Covenants about signs and deleted Board members phone numbers. Vishal created a more efficient solution to send out the newsletter, thus we will not need to upgrade our Hostinger account, as discussed at the Nov. board meeting.

- Website. KP motioned for \$XXX gift card to Vishal for all his work on the development of new IHOA Website and JB seconded. Approved 5-0.
- Covenants Report
 - XXXX N. Towanda Ave - Sign in yard. The Board discussed adding information to the newsletter reminding homeowners of the covenants.
 - XXXX Foxwood. The Town of Normal was contacted to address the truck/pickup in the driveway with no front tires for a security concern.
 - XXXX Tamarack. The Town of Normal contacted the owner to address the removal of the trailer being parked on the streets.
 - XXXX Haverhill. Fence request. MBr will F/U.
 - XXXX Berkshire. Awareness. Property has a For Rent sign in the yard.
 - XXXX Ironwood. Owner had asked if they could have a small food pantry in their yard. Board voted no to not move forward. JW sent a letter.
 - XXXX Asbury Farms - Waiting for homeowner to provide additional information regarding fence.
- Newcomers
 - Welcome gifts provided to 2 families.
- New Business
 - Records Retention. Discussed on how to make copies of files for storage. MBr to discuss with Vishal
- Old Business
 - 2026 Annual Meeting will be on Jan. 13th.
 - Will use the same format as 2025 with Town of Normal.
 - Please send JW any questions to be addressed.
 - Proxy. JB to send to Board for Review.
 - JW will send 2025 Annual Minutes for review.
- Adjournment at 7:58. KP moved; MBr seconded. Passed 5-0.

Next Board meeting will be on Tuesday, January 13th at the Ironwood Golf Course clubhouse at 6:30 pm.