

## **Irongate Homeowners Association**

### DRAFT Annual Meeting Minutes

November 4, 6 and 7, 2021

**Call to Order:** President Pam Poelker

This meeting will be conducted in accordance with 'Roberts Rules of Order'

Introduction of Board Members:

Pam Poelker: President, Becky Sharpe: Secretary, Gary Graham: Member at large (not present)

Marcie Miller: Treasurer, Darius Stevenson: Vice President, Greg Ford: Member at large (not present)

#### **Secretary's Report:**

Presented Minutes from December 2020 Meeting, Motion and vote to approve (as amended) – unanimously approved.

**Treasurer's Report:** Marcie Miller                      Misc. Treasurer Issues:

Fees from C&R violations are not part of budget.

The board's goal is fair and equitable compliance of rules not income.

Please call the help line with any extenuating circumstances and the board will work with you to resolution.

If no extenuating circumstances please remedy the situation in a timely manner.

2021 budget included the replacement of remaining fence. Money was not spent yet due to lumber prices.

We are gathering bids, now that lumber prices have decreased, and will move forward on that project .

2022 budget is currently in process – you will receive a copy of the budget with your statement in 1/2022.

We anticipate a 5.75% increase in the dues. Since below the 6% threshold does not require a resident vote.

Your vote of board members is a vote of confidence in their ability to manage the budget process.

In 2015 the bylaws were changed to remove the need for all residents voting on the budget.

2022 Budget – Under review and will be voted on by the board.

Account	Value	% change over December 2020	comment
Current Cash	\$61,661.07	57% improvement	Collection of old dues & fines
Assesments Still Due	\$8,508.08	44% improvment	Collection of old dues & fines
Misc Fees & Fines	\$6,580.00	93% increase	Consistent application of rules
Legal Fees/Collections	\$5,063.32	68% improvment	Collection of aged legal fees
Total Accounts Receivable	\$20,151.40	65% improvement	Reduced receivables by collecting current and old items

Question: Rental properties & HO who park on the road. Is this being addressed by violations committee? Pam: Yes. We now have someone who has taken role of violations chair.

Pam: 7 Homeowners are responsible for about \$14,000 of outstanding accounts and are under some type of collection process.

Marcie: Call the help line or email [irongatebod@gmail.com](mailto:irongatebod@gmail.com) if you need to set up a payment plan for dues so that you can avoid late fees. Bills for dues will be mailed out early in January.

Pam: The 2022 budget will include an increase in tree maintenance costs. Our older trees must be maintained due to liability concerns.

#### **Violations Report: Darius Stevenson**

Parking on the street at night IS addressed when reported. I am not knocking on doors. I am addressing Covenants and Restrictions as written and interpreted by the BOD. There are no designated times for inspections but I usually go around at least once a week. Contrary to what has been said on facebook I never go on to a homeowner's property to inspect. I do so from the sidewalk. If a neighbor has a complaint about another neighbor's property I may ask permission from the person making the report to go on their property to see about the issue of concern. Don't wait until you get fines. Reach out if there's a misunderstanding or problem and try to work with us right away. We do make mistakes. We do have people who don't accept certified letters. Communications is key.

Yards and boats are frequent violations. A lawn would need to be noticeably high &/or edging has grown into the gutter/sidewalk for at least a week or 2 before we send out notice. Trailers left over a week would be in violation. I have mowed several lawns to help those in need. Please help elderly neighbors, ill people, etc. if they need yard help or let us know and we will find someone to help.

Pam: Weekends with a camper or boat on property is OK. We want a nice neighborhood. Call the help line or email if your camper/boat will be out for longer than a few days for maintenance. Not accepting a certified letter does not absolve anyone of responsibility to a violation/payment.

#### **Committee Reports:**

**Pool Report** – Aaron/Tonya Ford, Pool Manager (filed via email) This year at the pool we had 94 memberships, 6 pool parties, and no major problems. We only had to shut the baby pool down for a day because of a leaky diaper. The only thing we could suggest would be to add another camera facing the parking lot. There were at least two incidents that a camera on the parking area would have been helpful. Next year we should try and get more volunteers to help with clean up and closing the pool down. We believe everyone was starting to get burned out toward the end of the season.

Marcie: Income for pool more than covered maintenance by several thousands. Pool is an asset for subdivision, brings up value for us all. Realtors are often seen taking pictures, touring the site with potential buyers.

Pam – Pool committee volunteers manage and close each night. Volunteer if interested. Will probably close end of Sept. next year. Pool manager gets a stipend, \$100 per month over 6 months. They manage pool parties, trash cans, organizing volunteers, signups, keys, issues of maintenance and security.

**Crime Watch Report** – Rob Ahlemann (submitted via email) Recommends residents keep lights on, drive carefully, slow down, see something say something and call 911, not just facebook comments. As Rob is moving after the sale of his home, new leadership will be needed soon.

Beautification Committee Report – this committee is currently inactive – volunteers needed for entry decorations, landscaping, yard of the month.

**Architectural Review Committee Report** – Chris Ciochetti – submitted via email: I think the ARC is functioning as best it can during these times. As a group both the ARC and the BOD have to be much more understanding when it comes to the timeline of getting major projects completed. The supply chain in the building industry is the worst I have ever seen in my 26 year career. In some cases it is taking months to get material from manufactures which is going to slow down any large projects. In order for quicker approval when submitting a request to the ARC please provide as much info as possible. For instance if submitting to have house painted please be sure to include color description if changing color. If requesting to have trees removed please mark the trees with ribbon and have city/county approval in place when submitting. Out buildings need to match the house color in both siding and roof (if possible). Flowers or bushes do not need approval. Request forms on website, instructions on doc. – prefer email to committee for timely review. Call if questions.

#### **Old Business:**

**Audit Results:** (overview from Pam and Marcie) Tom Jeffries cpa and resident completed an audit on a volunteer basis, at no cost to us. He reviewed accounts receivable & payables invoices, contracts, documents to see that all elements were in place. Sentry maintains records & pays invoices, under terms of our contract but we do check behind them monthly for errors. An audit hadn't been done for several years. No major errors or recommendations for changes were made by the auditor. We try to be good stewards of your money. Tom's report will be posted under documents on the Irongate web site.

**Street Lighting:** Pam did research on lighting. Lighting is now managed by two municipalities, Summerville through taxes and Dorchester County through electric bills to homeowners. In order for HOA to manage street lighting HOA would have to cover all costs for lighting in the Dorchester Co section, which would be over \$13,000 per year. Increases in dues would be significant. Homeowners can pay to have a light installed in their own yard. Meanwhile, homeowners attending the HOA meeting can use the dusk to dawn lightbulb provided for additional lighting.

**Boat/RV Storage:** There was interest from last year meeting but no volunteers to follow up with research.

#### **2021 Accomplishments:**

Audit

Street Lighting

Park Benches

Little Library

Improvements at Entrance (Fencing, Landscaping, flag replacement) wall repaired, payment from ins. Co is being followed up. The masonry guy did a good job. Pam has his contact information.)

Family Friendly Events

Food trucks (well received by community)

Reduced Accounts Receivable

Roof Maintenance at Pool House

Termite Treatment at Pavilion

Oakbrook sign cleaned up at Old Trolley Rd. (landscapers will maintain area)

### **New Business:**

#### **Election of Board members**

**Plan to complete fence** along Trolley Road, money set aside, bids being taken

**Saving for the future:** Pam: We expect that dues will be raised by 5.75% to cover increased costs for landscaping, power, etc. and for building up savings for future improvements and maintenance.

**Volunteers needed:** For ARC, Violations, Pool committees

### **Questions and Answers:**

Pam: Facebook and signs are used by the BOD as much as possible for communicating with homeowners. Newsletters have not been written for a while but are coming. Copies will be available at the pavilion.

Marcie: Homeowners should consider submitting their email for communication purposes. This means less print/mail for newsletters. We do not sell our email list.

Pam: I keep the website updated.

106 mulberry Hill: I run a lot on sawbranch trail. There is no sign for Irongate.

Pam: I will call the city about installing a sign. Construction of Berlin G. Myers will also impact access to Sawbranch trail for a few years.

120 Savannah Round: I heard that the town or county was putting lights on Sawbranch trail. Pam: I have not heard anything about this.

Pam: Bills will come out around the 1<sup>st</sup> of January & will include a 5.75% increase for a new rate of \$154.00 per year. This increase will help cover increases in costs and to build a savings account for improvements. The fence has already been budgeted for. We have been waiting for wood prices to fall before contracting for the fence completion. We are taking bids now. When completed, the fence will be owned & maintained by the adjoining homeowners at their expense.

111 Comingtee Range: Dorchester Co. approved removal of several undersized trees. Work will be done on my Chimney so that I can remove the tarp. Previous repairs did not solve the leaking problem.

112 Newcastle Ct.: How do I volunteer for ARC? Pam: I'll take your contact info. Now or you can call the help line or email.

117 Sumners Alley: I'm looking for recommendations for plumber and hvac repair. I'm new here and was surprised to find that garbage collection is not included in taxes because I'm in Dorchester Co.

Pam: Yes. Those of us in Summerville have garbage, bulk and leaf/yard debris pickup and also street lights covered by our taxes. One solution there is to annex these homes into Summerville.

108 SR: How would that process work?

Pam: Summerville approached the HOA a few years ago with a desire to annex the front part of Irongate. We would need to contact them and arrange a meeting with homeowners to explain the process & answer questions.

111 Comingtee: People have been caught on video checking car doors in my area. Keep your doors locked & lights on and call 911. Are fire pits allowed? Pam: Yes fire pits are allowed. Debris burning is not.

117 Sumners Alley: Who is responsible for cleaning drains? I'm concerned there's history of flooding in 2015. Pam: Call Dorchester Co. Dept. of Public Works for inspection and cleanout. They are supposed to come 2 times a year for maintenance.

112 Newcastle: Did the BOD remove the bushes from the common island on my street? Pam: Yes. They were removed for security and beautification reasons.

217 SR: Concerns about parking overnight on Savannah Round and other locations. (This was the cause of a bad accident here several years ago.) Some streets have several cars parked on the street. Darius: That is a violation. Call the help line to report this. I do not normally do inspections at night.

Pam: Speeding is a major concern. Dorchester Co. says stop signs are not effective to calm traffic. It's possible the HOA could purchase a solar powered speed signal sign for \$3000. The board will discuss this. Speed bumps are a possible solution if the HOA votes for and pays for and installs/maintains them. BUT we would be liable for any damages they might cause.

217 SR: You can call Dorchester Police and request more frequent police presence on a temporary basis to address concerns for safety from speeders.

**Voting Results:**

53 ballots were submitted with a majority voting to elect the slate of officers presented.

**Adjournment:**

Meeting was adjourned at 4:10 pm , Sunday, Nov. 7.

Minutes Submitted by Becky Sharpe, Secretary