

**Irongate General Membership Meeting
Held at Summerville Church of Christ, Trolley Rd.
January 25, 2018**

Meeting Minutes

President Pam Poelker called the meeting to Order at 7:10 pm. The meeting was conducted in accordance with 'Roberts Rules of Order'

Board Members present were introduced:

Victoria Gristwood, Secretary
LeAnn Lester, Treasurer
Marty Montjoy, Acting Vice President
Angie Penrod, Treasurer In training
Pam Poelker, President
Tim Stock, Member at Large
Ross Paul, Member at Large

Also present – Mark Beisler, Sentry Community Manager, Charleston Division.

Secretary Report – Victoria Gristwood

The minutes from the November 2, 2017 general membership meeting were provided to all present. A motion was made to accept the minutes as submitted, seconded, and unanimously approved.

Treasurer Report – LeAnn Lester

HOA Account moved from Wells Fargo, to Union Bank where Sentry Management banks for alignment. Income Total for 2017 was \$76,238.36. Total expenses for 2017 were \$58,057.27.

Account balances as of this date:

Proposed budget for 2018 \$92,750.00.

A motion was made to accept the Treasurers report as submitted, seconded, and unanimously approved.

Vice President Report - Marty Montjoy

Violations still being reviewed and cleared up. For longstanding past due fees action may be taken in the small courts to recoup violation fees.

Pool Committee Report – Shelisa Fowler (not present)

Crime Watch Report – Rob Ahlemann (not present)

Old Business:

Damage to front entrance – the insurance company of the offending driver has taken responsibility for the repairs. We have begun the process to get estimates for the repairs. As part of the landscaping

repairs, we plan to evaluate and improve the plantings so as to improve visibility when turning on to Trolley Road and the visibility of the signs themselves.

Flag Pole at front entrance will be moved closer to the road and lighted. Bobby Jo Duck volunteered to maintain flag flying.

Fencing – Appearance of the fencing on Trolley Road - HOA would like to investigate options for repairing/improving the fencing that borders Trolley. It is mostly the original fencing that the developer installed and needs work. HOA asked for volunteer to investigate costing and who owns fence, believe its home owner but needs checking. Suggested putting whole new fence up, again needs research. This is a long-term project, possibly to be funded in 2019. No homeowners present volunteered.

Sawmill Branch Trail access from Irongate – the trail from recreation area to the Sawmill Trail is in bad shape. We would like to get together a team of volunteers and begin to do some maintenance – cutting back brush, cutting roots and perhaps eventually repaving. We will look into the options of involving the Town, County, and pursue any available grant money. Need to ascertain whether bike trail that City is building will go through the wetlands area?

Action on Trail: Need to investigate how we get support from the town.. HOA asking for a volunteer to talk to parks and recs/county and take on this investigative part of the project. No homeowners present volunteered.

Voting online... Sentry's IT does not currently support it, need HOA volunteer to see if we can get that supported independently. No homeowners present volunteered.

Bridge to Quail Arbor, needs to be brought to Counties attention, caution tape not stopping people from crossing.

New Business

Voting 2018 Budget – now have Quorum to approve the budget.

2017 \$11,000k surplus, (due to not paying Sentry until Aug, attorney fees were lower than budgeted) however, these will increase in 2018 with liens from violations. Accountant was paid less than anticipated, again likely to increase in 2018.

Board looking to replace water line at recreation area due to leak near pool/parking area estimated costs \$10k, to be confirmed.

Resident suggested that Board need to make sure that we get good and fair quotes prior to approving work. Pam gave example of landscaping quote of \$1k, Electrical reader sign...\$700... Ideas of cameras at the pool... pricing to be investigated by Board.

A number of residents voiced concern over a particular home owner having multiple cars on property in various state of mechanical repair, suggests home owner is running a business in direct violation of HOA regulations. Board advised that it is monitoring situations and will review any actions that can be taken.

WastePro – town part of Irongate, assured that recycling bins will be delivered. Pam also checking with City contact on outstanding delivery. Marty Montjoy can provide email address of VP of WastePro if homeowners want to send complaints.

Home owner complaint of drainage ditch eroding at rear of property and he is losing property every time it rains, now has ravine in back yard, through drainage ditch (backing up to Quail Arbor and Essex). He is fighting county solo and wanted to see if anyone else is dealing with similar issues to collaborate on this matter and join forces with approach to County.

Another home owner raised issue of Mosquitos making it impossible to use backyard, mosquitos coming from ravine/culvert. The ditch that is root cause of infestation used to be cleaned out by County but they have ceased and it was deemed it is the responsibility of the home owner to get their property sprayed and to include the ditch.

One resident gave helpful advice on getting action from the County with issues relating to them and their home. The homeowners should represent themselves at their respective County or Town Council meetings to voice their issue and seek resolution. The process for this is to go to your municipality's website, review meeting schedule, call the offices listed and request to be put on the agenda for the next meeting. Attend the meeting in person and you will be heard and action will follow.

One resident requested a No Outlet sign to be place at Mulberry Hill, as often people coming off Wampee Curve are misled into thinking Mulberry is outlet. A 'No Outlet' sign would reduce unnecessary traffic.

Voting Results - BUDGET

27 yes votes – proxy

22 yes votes in person

Budget passed. Pam advised as we get more information in from contractors we will keep home owners apprised of that information.

Meeting was adjourned at 7:50 pm

Respectfully submitted,

Victoria Gristwood, Secretary