

**Irongate Homeowners Association
January 2023
Annual Homeowners Meeting
Minutes**

Call to order - President Pam Poelker

This meeting was called to order at 7:05 pm. It will be conducted in accordance with 'Roberts Rules of Order'

Board of Directors:

Pam Poelker – President	Darius Stevenson – Vice President
Becky Sharpe – Secretary (absent)	Marcie Miller - Treasurer
Ben Howle—Member at large (absent)	Lindsay Hulett—Member at Large (Activities Chair)
Open position for member at large	

Committee Chairs:

Architectural Review Committee—Mark Wapshare (absent)
Pool Chair—Keara Hughes (absent)
Crimewatch—Jason Lowman

Secretary's Report – Becky Sharpe (absent)

Present Minutes from 2021 Meetings

Motion and vote to approve – Board asked for questions and comments about the minutes, and none were brought forward. A motion was made by Angel Prohaska to approve the minutes as presented. Connie Dyson seconded the motion. Minutes were approved by a majority 'Aye' votes.

Treasurer's Report – Marcie Miller

Account Balances -Year to date

2023 Budget plan

Stayed under budget

Fence was not completed as budgeted – money is still in the account. Final financials' have not been prepared by Sentry for 2022. Will be available to homeowners as soon as possible. Review of budget for this year gone over by highlighting the largest expense areas.

Fence was budgeted for 60k hope to spend less. Cash on hand 82,276 end of December, HOA dues increase 154 to 163, increase is under allowed amount. Review of receivables due – down from last year. Unpaid fines are up – approximately 14 homeowners make up the bulk.

Question from the floor- are the 14 homeowners in collections?

Response: Board – Yes – but we are working on communication to those households

Violations Report – VP Darius Stevenson

Trying to be fair. Gave info on how to communicate for hardships and issues – email or helpline. Mistakes can be made, communicate if there is an issue. Major issue is parking on the street at night – hard to verify, but has been an issue more frequently. Happy to talk to him about any issues.

Question from the floor -

Who gets fines for rentals?

Response:

Homeowners on the record.

Committee Reports

Pool Report – Keara Hughes, Pool Manager (absent)

Board representative - Great pool season – 2 closures – one for sanitation and one for hurricane – stayed under budget

Has a volunteer committee to close pool every night.

Crime Watch Report – Jason Lowman

Jason serves as a liaison between the police department and Irongate. He is not a law enforcement member. Encourages everyone to join Crimewatch Facebook page. Reminder of two municipalities. Also shared cell his number 843.754.9990.

Goals for 2023 – set up crime watch patrols

Major crime related issues– petty theft – suggested to lock doors, and keep areas lit –

Other issue - kids hanging around smoking pot

Looking into cameras at entrances to catch license plate numbers

Pam noted – the recreation area is closed after dark. No one should be at the recreation area after dark unless it is an approved HOA event.

Old Business – President – Pam Poelker

2023 Board of Directors Actions/Accomplishments

- New pool bathroom epoxy floor coatings
- New pool loungers, umbrellas and chairs (new tables will be ordered this year)
- Addressed tree growth hanging over and encroaching on pool house and pavilion – to protect roofs and for safety
- Successful pool season – low incidents that required pool closings
- Strong pool volunteer committee – teams close the pool every night during pool season (five months worth! That’s 150 nights of volunteer work – THANK YOU)
- Landscape improvements at Drayton entrance and main entrance (trimming and removing overgrown shrubs, trimming tree canopies)
- Cleaned up overgrown plants at the ‘Oakbrook’ sign – no one from Oakbrook or the Town will take ownership
- Cleaned, painted, and organized storage rooms at pavilion
- Worked with landscape company to keep fencing at pool properly trimmed
- Requested (multiple times) for asphalt repairs to neighborhood roads. [Town of Summerville has been fairly responsive, Dorchester County – not so much.]
- Continued attempts to reduce accounts receivables
- Revised and posted guidelines for Architectural Review Committee and homeowners (all are posted on the webpage)
- Renewed the ARC committee – new and active members
- Followed up on sidewalk repairs that water company forgot about.
- 2 social events at the recreation area – pool opening day and ladies night

- Monthly food trucks
- Had bad street lights at main entrance replaced
- Replaced all bulbs in post lights at main entrance
- Strengthened crime prevention in the neighborhood through a crimewatch team
- Conducted regular property inspections and maintained vigilance on covenant violations
- Have a volunteer team working with the Town of Summerville to make improvements to the trail from Irongate to the Sawmill Branch Trail
- Have a volunteer coordinating with the Sawmill Branch mountain biking trail – keeping the HOA informed on their activities and progress on the trail development

Goals for 2023

- Complete the Trolley Road fencing
- Replace sink faucets at pool that were damaged by Clorox cleaning (COVID)
- Purchase new tables for the pool area
- Continue to reduce accounts receivables
- Revise association governing documents
- Continue to improve communications between Board and homeowners
- Increase number of social events
- Recruit new pool manager
- Keep improving front entrance area through regular application of pine straw
- Continue to find ways to improve the neighborhood, while being good stewards of the association funds.

New Business – President – Pam Poelker

Introduction of Board nominees

Darius Stevenson:

Jacob Killian

Tom Jefferies

Jason Lowman

Ballots collected from the floor

We got a quorum!!!

Pam reviewed November/December Online Survey Results

- Went out by email – 411 surveys sent out – 256 people opened the survey
- 111 responses collected

Review of written comments – 3 repeated concerns highlighted from comments

Speeding – parking on street overnights – Boats, RV's, and Trailers

Suggestion from floor - Speed bumps –

Response - have to paid for by homeowners – suggested that a committee be formed

Various comments made – pros and cons

Parking on the street overnight – temporary is understandable – NEVER the wrong way – will call police for that

Homeowners can call for that themselves – Jason Lowan noted this will be part of Crimewatch duties -

More highlights

Concerns about allowing boats/trailers/RV's highlighted

Concerns with short term rentals

Pie Chart results reviewed –

Discussion about threshold for changing bylaws and covenants.

Discussion for keeping boats in the backyard – hand raising for boats in the backyard

Air BnB's – we don't want them voiced and reviewed in survey– town versus county issues

Committee volunteers gathered from survey highlighted

New business –

- Jacob Kilian – savannah round – what does sentry do?

Response - Pay bills – keep files – community portal – send invoices – pay taxes –

Discussion of contract and response to get a copy of complete contract

- The next time you have a revision of Covenants – please include that no drones should be used for property inspections – agreed to by board for proposal
- Question about increasing street lighting in the neighborhood – town pays for town sections- county (those people pay for their own) – Change can only happen if HOA pays for it. – Homeowners can call in dim and not functioning street lights
- Lindsay Hulett - Will make a document for all numbers to call for what services in different sections of the neighborhood.
- Can we bring friends to the pool? Pool members are allowed to bring two guests. Pool comment suggested – Mini parties – for less money – allow kids to bring friends but must be supervised

Meeting Adjournment: a motion was made to adjourn the meeting. Motion was seconded. Meeting adjourned at 8:15pm.

Feedback from Online Survey conducted November/December 2022

Survey Written Comments

You are doing an amazing job!
I think you all are doing a great job!
Thank you for all the work you do to keep our subdivision a great place to live.
Need a better lawn service as the front entrance should look better for what we're paying.
We believe the neighborhood, main road (Savannah Round) would greatly benefit from speed bumps. They are in several older neighborhoods, Shadow Moss being one, and truly improve the traffic flow. Between Drayton St. and further past 247 Savannah Round, it's a race track all day long; well over 40 miles per hour. We work remotely from home and see this daily. We're sure it's the same way on the other side of Savannah Round as well coming in from the stop light. Safety should be a top priority in our neighborhood.
Overall I think the board does a good job
None of the board's business what goes on in anyone's back yard, visible from the street or not.
<p>I would like to attend more board meetings however with a household of 6 and working 5 days 12 hours a day it's difficult to attend meetings. Just because people do not attend meetings does not mean we (the residence) do not care or wish to have a say in certain things. So thank you for sending the survey so people who are not able to retire yet or do not have as much going on can have a say in what happens within our own homes.</p> <p>As for allowing boats/RVs/campers I think we should allow this as long as the equipment is well maintained and clean. I personally have a 28' camper I would love to keep at my own house and it's clean and well maintained. It would allow others in the neighborhood to easily identify other neighbors who enjoy the same thing and they can possibly go out with each other or just make conversation about their camper/boat/RV. Finding common ground in a neighborhood would be nice instead of dictating.</p> <p>Thank you!</p>
Increase notices for lawns not properly maintained. Increase the HOA fee to improve maintenance projects.
Present Board does a great job
<p>I think the entrance and common area look terrible n needs a total revamp. We should expense a surplus of funds to make sure these areas look outstanding given they are the very first thing you see when you come and leave the neighborhood. Lights at head of Irongate are purple and need to be replaced. I have no opinion on fence one way or the other but if it came too it id probably lean to finish what we started since its already half done. My only request for that would be to extend the fence all the way across the common area up front . Could we not make the neighborhood like an llc so we could use credit with a bank for improvements to and pay over time so we could use the new stuff and not the next generation. Why the heck are dues so damn low? We should be paying at least 250 per year so we actually have money to do stuff. Above ground pools i think should be allowed as well. Gravel driveways should not be allowed across the board (i dont care how hard you try they always end up looking terrible)</p>

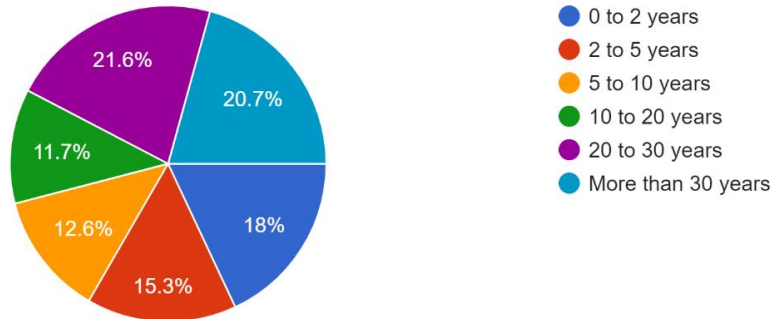
<p>As for keeping boats, trailers, campers and RV's on property, I believe they should be kept relatively out of site when not in use (i.e. behind a fence). It doesn't mean we can't see the RV or Boat, but gives some semblance of neatness. But if they can't put them behind a fence, then limit it like now, temporarily storing on property for getting loaded or unloaded, or do summers only in driveways for those who can't store them behind fences.</p>
<p>The pool and it's deck along with the furniture needs to be updated to the 2020s!</p>
<p>NO SPEED BUMPS. Boats and trailers should be kept behind a privacy fence when not in use.</p>
<p>I would like to see a greater emphasis placed on the preservation and maintenance of trees and natural resources throughout the neighborhood by all homeowners. With development mounting and flooding issues already present throughout the Summerville area, we should do everything we can to preserve the unique resources this community has, and instill an appreciation of those resources in all community members for our shared future as a core value of our neighborhood.</p>
<p>Our roads are shameful. Even if it's part of the cities/counties responsibility, it's our HOAs responsibility to advocate on behalf of whom they represent, ie; residents. Our roads need to be maintained or fixed to an acceptable condition for the safety and well being of our community. I have seen no effort made in advocating for the residents of this community by the managing HOA.</p> <p>I'm a proponent of allowing access to our community pool to all the residents within this community, considering that we all pay a portion to maintain the pool in our yearly dues, I find the notion of paying an additional couple hundred dollars to be grated a key, for a pool that may or may not be open due to mismanagement or technical difficulties on the brink of absurdity.</p> <p>I believe that we as a community should receive technical break downs quarterly to show us where this communities money is being allocated.</p>
<p>While I have no opinion on the RV/boat issue because I have no personal stake, I do think that if they can be kept behind fences or in garages, it does not bother me, and I will happily vote to allow them so that others can have their RVs and boats. I will likely be unable to attend the meeting as getting a babysitter on a school night is very difficult, but will send a proxy vote for anything that may be already ready to vote on by then (or in the future).</p>
<p>None at this time. We appreciate everything you do for our community!</p>
<p>I think they should have to contribute towards the fence. If we install a 10 ft fence they should pay the difference between an 6ft and the 10 ft or they just get a 8 ft fence at HOAs expense. they should also be responsible for maintaining and it doesn't seem as if they'll maintain this fence.</p>
<p>We need security cameras at entrances</p>
<p>We live next door to an air bnb and it is awful. Either there are kids playing in the pool and screaming all day (starting at 7 or 8 in the morning) or it's adults having parties and parking in our grass. Folks slam their car doors when they arrive to check in after midnight. There is so much more noise than a regular neighbor would make, we have no idea what type of person is renting so don't really feel safe. It has been a nightmare.</p>
<p>I don't object to boats, trailers etc if it's a short period of time or their fence prevents viewing from the street.</p>

<p>The question in ref to parking boats, etc. on the property isn't yes or no. Yes, with stipulations that the vehicle be behind fencing and not parked in the front yard or blocking foot or vehicle traffic.</p>
<p>There should be NO on street parking!</p>
<p>Regarding the boats, trailers, campers, etc, being allowed on property. I believe such items should be allowed, however stored/parked behind the homeowners 6ft privacy fence, not on street nor in the driveway.</p>
<p>Irongate is very nice. I only have a few suggestions. I believe first impressions are important and there needs to be a focus on every property as to how it looks from the street.</p> <p>There is a parking problem both on the homeowners property and the street. Some homes have stored, covered vehicles in their yards or their driveway. That is not a good look. There are too many cars parked on the street overnight.</p> <p>My take on boats, RVs, and stored cars:</p> <p>The ownership of such extras carry a cost, and that is storage of such boat, car, etc. I don't think we need the neighborhood and streets full of these. Also large "Company" vehicles should not be allowed the take residence in our neighborhood. I understand a pickup or a company car, but il seen larger vehicles, like utility trucks and larger parked on the streets overnight. This is where we live, not our company address.</p>
<p>Thank you for your hard work!</p>
<p>With regards to boats, trailers, RV's etc, ---depends how they are stored. Behind a gate but not blocking access to the sidewalks would be more acceptable. Many such parked vehicles block the sidewalk.</p>
<p>I think if you are going to site residents for parking on the street the violation should also give the date of the violation and the make, model and color of the car or license plate number</p>
<p>Broken down vehicles, Boats, RVs, Trailers on private property behind privacy fence 6-8 ft tall not visible in road or driveways or visible to street or adjacent neighbors. Those people knew driving through they couldn't keep their toys at the house they chose and bought here anyway. We have driven through and rented in a community that allowed these vehicles and they degrade the look of the neighborhood. We left that neighborhood and bought here bc it was clean and neat and looked like people took care of their properties.</p>
<p>Would like to see the childrens playground updated.</p>
<p>i think if homeowners do not maintain their properties there should be a fine monthly until it is resolved. also need speed bumps especially on the straightaway on savannah round.</p>
<p>I believe we should be allowed to have an above ground pool.</p>
<p>Irongate has survived as a well established and nice neighbor to live in because of our current covenants. Yes there are revisions that need to be made but If we start allowing camper, boat and etc storage as permanent storage on our property and allow AirBnB and VRBO rentals we will see a rapid decline in our neighbor and open our community up to more crime by allowing these short term rentals. We are camper owners but don't agree with permanent storage on our property. Families will start moving out to subdivisions that will protect their property value and provide a safe environment to live. Check with new subdivisions being built and try to park campers etc and have short term rentals there. Don't think so. That's why they are thriving. No one is forced to move in Irongate and if they don't like the covenants then live some where else. Lived here 24 years</p>

<p>and would hate to have to move because we as homeowners allowed Irongate to run down and become an undesirable place to live.</p>
<p>Please allow residents to keep boats, trailers, campers and RV's on their property. Outdoor recreation is important for families.</p>
<p>As far as boats, campers, etc.. should only be back yard not driveway</p>
<p>If trailers are not allowed how is it a neighbor of mine keeps one parked in his front yard all the time with a mower loaded on it ? I'm unsure whether he has received a violation notice but I did have a casual conversation with a board member a couple months ago. At the time we spoke he had the trailer moved but now it's been back in the yard and has been for awhile. If someone needs to park a trailer type vehicle for a couple days I have no issue. But I feel he is abusing the rules. I'm scratching my head on this one.</p>
<p>If I had a small RV or boat, I guess I would like the convenience of being able to store that in my backyard, however, I realize that the C&R are in place to keep our neighborhood looking attractive. I absolutely love having the pool as a community asset!</p>
<p>Please restrict people from parking on the street especially around the 700 block of Essex.</p>
<p>The pool money should NOT be taken from annual dues.</p>
<p>Please enforce no overnight parking on the streets.</p>
<p>Too many to type in this box. I need to attach or send a document which would address some of the issues</p>
<p>I do not think we should pay to replace the fence. I think the money should be spent for other projects. I do not mind people having boats and campers as long as they are kept behind a fence or in a garage. I live at the entrance and had to replace my fence when it blew down, are you going to reimburse me? If the homeowners are responsible for maintaining the fence then they should have to pay for it, NOT THE NEIGHBORHOOD. I think something should be done with the common ground since it floods my property. I have expressed my concerns numerous times with no solution. Why don't you take that fence money and solve the flooding problem at the entrance, I have been battling that for many years. I have been to many homeowner meetings and leave frustrated. I believe that there is a minority of people controlling how things operate here. I know that there have been petitions sent around to vote on various things, but I have never seen one.</p>
<p>Parking on the street and not addressing it.</p>
<p>Parking on street and speeding</p>

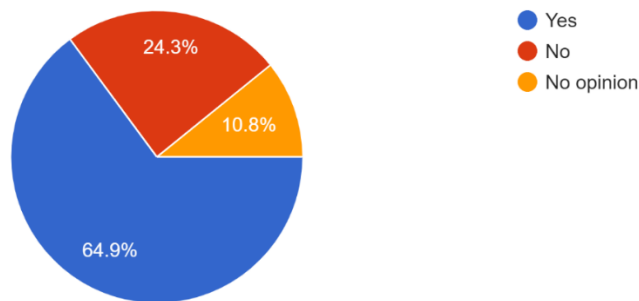
I/We have lived in Irongate for _____ years

111 responses



I/We believe that the wooden fence that borders Trolley Road should be replaced with a new fence. Background Information: The proposal that ...nce and we have the funds to cover all the costs.

111 responses



While the current rules of our Covenants and Restrictions prohibit it, I/We believe that Irongate should allow residents to keep boats, trailers, campers and RV's on their property.

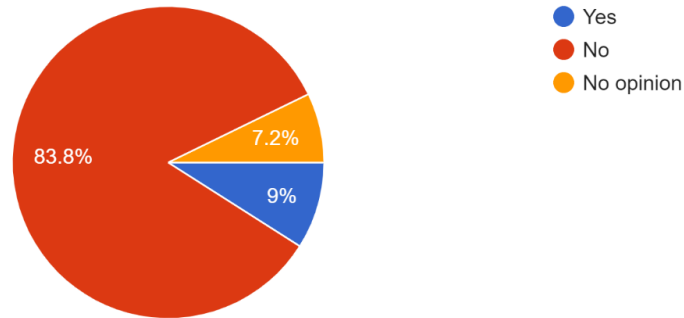
111 responses



* 48 total 'Yes' = 43.2% of responses

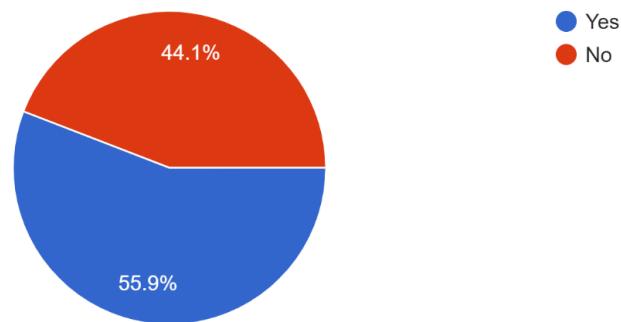
I/We think that Irongate should allow homes to be used for short term rentals (rentals less than 6 months). These would commonly be called AirBnB rentals or VRBO.

111 responses



I have been to an HOA annual meeting in the last 10 years.

111 responses



I would like to volunteer to serve on a committee

25 responses

