

**Irongate Civic Association  
General Membership Meeting  
November 3, 2016**

Call to Order: Meeting was called to order at 7:05 by President Greg Ford

Introductions: President Greg Ford introduced the current Board of Directors:

- Marty Montjoy, Vice President
- Tim Stock, Member at Large
- LeAnn Lester, Treasurer
- Pam Poelker, Secretary
- Greg Ford, President

Minutes: A motion was made to approve the April 2016 General Membership Meeting minutes. Ron Jones seconded the motion. Motion was approved by those present.

Quorum: A count of members present was made, and it was determined that a quorum was not present. Therefore we will not be able to conduct a vote at this meeting.

Treasurers Report: LeAnn Lester presented the following account balances:

Current Checking balance - \$47,680.79

Current Money Market Account balance - \$5,518.69

LeAnn stated that if you have a question or issue with your HOA billing status to email her at [IrongateTreasurer@gmail.com](mailto:IrongateTreasurer@gmail.com).

Old Business:

- a) Shelisa Fowler, Pool Chair  
Shelisa stated that in 2016 we has 78 pool members, about one-half were seniors. The pool did not sustain any damage from the October storm. For the 2017 pool season, there will be a military discount, the same amount as the senior discount.  
36 pool keys were not turned in and those key deposits will be forfeited.  
If you have any questions or want to help with the pool, contact Shelisa.

New Business:

- a) Marty Montjoy and Pam Poelker presented information on a possible management company for the community – Sentry Management. Sentry was recommended by our attorney, Steve Smith as a reputable company. If we go with them, we can cancel at any time with a three month penalty.  
Several homeowners gave discussion on the topic – most were positive, one was against the idea  
101 Evance Ct. asked why we left the budget line item in for accounting, if the management company would take that on. President Greg Ford answered that it was because it hasn't been approved yet.  
130 Essex Drive asked about the status of auditing the management company and how often that could be done. He recommended an official audit.  
Greg Ford stated that initially we would have Board Members ride around with the

management company to help acclimate them to our expectations.

118 Wampee Curve – asked that is we should have an audit and if there's a grievance, who do they go to, the company or the BOD? Ultimately the BOD is responsible.

104 Exeter – asked how we can vote on new Covenants and Restrictions. Tim Stock answered that the Covenants and Restrictions renew automatically until we change them. He asked rhetorically if the community wanted to start that process. We have tried to change the Covenants and Restrictions in the past and we were unable to get a quorum to successfully vote on the proposal. Covenants and Restrictions are limitations on the use of your land and many homeowners are not willing to change.

- b) There was general discussion on prior proxy votes. 238 votes are needed to pass or fail any changes to the Covenants and Restrictions.
- c) Question was asked if Covenants and Restrictions could be changed by petition. Tim Stock discussed this at length, with the essence being, no, they could not be changed by petition.
- d) 108 Savannah Round asked if technology could be used to make things happen? I.E. voting electronically. President Greg Ford stated that the vote had to be in writing.
- e) A motion was made by 101 Barrington Ct to move to the next agenda item. Approved.
- f) Volunteers were solicited for keeping up the front entrance – Becky Sharp of 108 Savannah Round volunteered to work on that.
- g) Community Yard Sales – thanks was giving to Lucia Wattrick, 223 Savannah Round for organizing the last two sales.
- h) Yard of the Month – we need a team of folks to work on this.
- i) Open Discussion:
  - a. 224 Savannah Round asked if a petition could be put together to give some options for amending the Covenants and Restrictions. Tim Stock answered that it is all or nothing.
- j) Door Prizes: Donated by Quoizel Lighting (electronic Candle set) and the HOA (\$25 to Ace Hardware). Won by 908 Essex Drive (candles) and 112 Mulberry Hill (gift card).
- k) Outgoing President Greg Ford thanked the Board of Directors for their time and service.

Volunteers: During the course of the meeting the following homeowners volunteered to serve the HOA: Roger Rose - BOD, Howard Penrod-BOD, Chris Ciochetti-ARC, Becky Sharp-front entrance

Adjourned: Meeting adjourned at 8:00 pm

Respectfully submitted,

Pam Poelker  
BOD Secretary