

**Irongate Homeowners Association
General Membership Meeting
November 21, 2019**

The meeting was called to order by Pam Poelker at 7:04. Meeting was held at Summerville Church of Christ

Board of Directors present were Pam Poelker, President

Angie Penrod, Treasurer & Secretary

Tim Stock, Member At Large and ARB comm

Gary Graham, Member At Large

Maria Paulsen, Member At Large

Lisa Westbury, Sentry Management Community Manager also was present

President Pam Poelker called the meeting to order and introduced Board and Lisa Westbury to those present.

Previous meeting Secretary's report was reviewed and no amendments were made, motion and vote to accept minutes was made and approved.

Treasurer's report: Angie Penrod gave account balances report of year to date, and a personal statement regarding her initial impression of the eyesore condition of the fence surrounding Irongate when she moved to the community, and how the Board majority came to the decision to replace the fence with the use of the excess of funds that the HOA had accumulated through past years. It was the decision of the Board to consider this fence the public face of the community and thus deserves the same attention as do the common areas to enhance and increase value to the our community. She summarized the Board's past year accomplishments of other repairs and improvements*, and plans for future improvements. She also discussed Reserve Study budgeted for 2020 that will help the community plan for the long term goals. She reported that the proposed budget dues increase was not for the fence replacement, as it was already funded by excess accumulated money already in account. The proposed dues increase was being planned for increases in expenses and needed future repairs and plans to increase the neighborhood social events. The proposed budget also included free membership to pool for all if desired. If the proposed budget is not accepted, then dues will be raised the allotted 6% that is allowed without homeowners' vote to cover increasing costs (pool membership would remain as is now with fee).

(*improvements made include: upgrading lights at main entrance, extensive tree work and trimming, updated rec area buildings, major and multiple pool repair, starting social events)

The floor was open to comments:

Laura Lee Anderson 202 Essex: She already has a pool, won't be using pool---wants a discount in dues if not using pool

Pres response: you moved into a community with amenities. Dues include paying for amenities

Barbara Ward 212 Savannah Rnd : She has a pool, thinks there would be too many people at the pool as proposed

Pres response: don't think there would be that much of increase in those interested, or at same time

Howard Stall 102 Savannah Rnd: Has been in home since 1988 and flooding on the common grounds since 1990 has caused his home to flood often, wants a berm to be put up to prevent.

Michael Balaban (did not give address) thinks monies should be spent on flooding issues and that reserves study should done before dues are increased

Bobbie Duck 206 Essex: thinks neighbors who have previously repaired and maintained fence should get a kickback

Greg Ford 102 Medway Sq: claims he has already put 13K into fence repairs and won't allow new fence on his property and wants refund if replaced

Barbara Saverino 814 Essex: wants to discuss compromise, such as HOA and homeowner pay half

Tom Jeffries 101 Barrington Ct: thinks our dues are reasonable esp considering other HOA's, supports increase

Karlene Johnson 113 Essex: she has a pool membership, wants to know how security will be handled at the pool (Badges will still be issued, homeowners in good standing, we now have security cameras, no change from current)

Scott Jones 105 Indigo: questions on what is "member in good standing" (current on dues and fines)

Karen Allemand 109 Sumners Alley: Concerns re: injuries at the pool, what is capacity, doesn't want to be forced to use the pool (We have no lifeguard, that will not change. homeowners not forced to use pool-at their discretion if desired. No one under 16 without parent. Capacity 200)

Larry Edney 155 Wampee Curve: Will road conditions be addressed in reserves study? Roads in neighborhood are bad (Roads are a county issue)

Lisa Westbury comments : Thank you and enjoy working with our community and board and serving you.

Crimewatch Report – Rob Ahlemann: Advised homeowners to slow down and follow speed limits. This time of year need to have vigilance for "porch pirates" and neighbors should help each other out and keep watch. He is asking for more police presence in our neighborhood.

Amy Mohn: I live at 105 Savannah Rnd near the entrance, asks that people not hit her when she backs out of driveway...she has seen people drive up the common ground area trying to go around her

2019 accomplishments – Pam Poelker:

- Changed website and decreased costs on website
- Moved records to pool building and saved on paying monthly storage unit
- Added security cameras to the pool and rec area and bundled internet for lower cost than phone itself
- Added lights to the main entrance
- Added faucet at the main entrance (for watering plants when landscaping is done, current irrigation system not viable)
- Repairs to rec area and pool
- Installed first half of perimeter fence bordering Old Trolley, church parking lot
- Trimmed and removed sick trees
- Decreased accounts payable by 12K
- Started some social events that went over well
- Had several "Chat with the Board" meetings
- Held 2 Neighborhood Yard sales
- Developed Welcome committee and Covenants committees

She also discussed why we have stayed with current landscaper---others were found to be priced higher or did not have sufficient manpower for neighborhood our size. She thanked our volunteers in the community. She addressed the fence and stated that the we do maintain the lawn in the easement at the site of the fence. The original fences installed by developer were removed at Trolley widening and DOT performed a "reset/replace". The fence now needs replacement and that is why we are addressing this issue. It is not feasible to have each homeowner replace this at the same time in same style so that we achieve the desired uniform appearance.

Donna Drake 154 Wampee Curve then asked regarding growth of vegetation on the fence, is it landscapers job to maintain? (no, for homeowner to maintain)

Greg Ford 102 Medway Sq: Fence is in easement line, he won't maintain outside fence growth

Mike Mohn 105 Savannah Rnd: Justification for fence?

Michael Balaban : against the fence and what is the legality of working on private property (legal agreements were signed by the homeowners involved, and they are responsible for maintenance of the fence once installed)

Tim Stock (Board member at large) then addressed M. Balaban asking if he had a law degree, and that he (Tim Stock) does have a law degree and that authority does exist by the Board.

Pres Poelker then addressed Board changes: She has been on Board 4 yrs and again running for President. Maria and Gary and Tim are staying to finish their current 2 yr term, Angie's term is finished and will be leaving board. Introduced Keith Enochs 102 Laurels Curve as nominee: He made statement regarding his desire to improve communications while on the board and be more transparent. Greg Ford then expressed desire to also be a nominee (again, has served previously), and he noted that Clyde Riggart 318 S.R. wished to be nominated by proxy.

Steve Gasker 101 Exeter-had a budget question

The meeting was adjourned at 8:10

Votes were tallied: The proposed dues increase did not gain sufficient votes. The new budget will have 6% dues increase to \$137.80 for 2020

Greg Ford was voted in for newest BOD member

Respectfully submitted, Angela Penrod, Treasurer, Secretary

DRAFT