

**Irongate Homeowners
Annual General Membership Meeting
Thursday, November 1, 2018**

Meeting was held at Summerville Church of Christ 413 Old Trolley Rd at 7pm

Meeting called to order at 7:05 by Pam Poelker, President

BOD members present include Pam Poelker, President

LeAnn Lester, Vice President (outgoing)

Angie Penrod, Treasurer/ Secretary

Tim Stock, Member at Large and Architectural Review Committee

Pam Poelker started with introductions of the Board of Directors to home owners present. (A quorum of homeowners was present).

Homeowners were provided packets at the meeting including the agenda for the meeting, last annual meeting updated minutes, and Irongate Financial Summary (to September 2018).

Secretary's Report: Secretary addressed previous annual meeting minutes and the fact that an updated version was provided to those present in tonight's handouts (in addition from copy provided via Sentry in their mailing) due to error in mailing in which annual 2017 total expenses amount was missing. A motion and vote to approve (as amended) the minutes were made. Minutes were approved.

Treasurers Report: Treasurer reports that budget for 2019 is still in progress due to our wishes to have it in similar form to previous budgets for more readability and better interpretation, and expect to have that completed in the next several months. We will provide to homeowners when completed. We did provide HOA's financial summary through Sept 2018 which shows that we have aadd fairly large accumulated operating fund and would like to use that to perform some updates to the neighborhood that will enhance its appearance, and value. We also plan to consider a reserve study through Sentry that will inform us as to how much we should keep in reserves and how much we can allow for these updates. Tim Stock described the differences in Sentry's accounting versus our previous style of accounting and the difficulties it has added in "translation" to the form homeowners are used to seeing.

Vice President LeAnn Lester addressed Violations/fines and the new Courtesy Letter format we are using as a gentler method of informing homeowners of violations to the Covenants that will let them know that we are aware of violation, yet a fine has not yet been incurred. She also informed them of Sentry's new method of monitoring for violations that includes half of the neighborhood in first two weeks of the month, and second half of the neighborhood in the following two weeks, so there will likely be a lighter number of actual violations being generated.

Sentry Management Community Manager, Lisa Doak and Sentry Regional Vice President, Yohanna LaRoche were introduced to the homeowners.

Pool Committee Report: Shelisa Fowler reported on the years' membership numbers and updates and repairs made to the pool area this past yr. She is stepping down as Pool Manager for personal reasons. She stressed need for volunteer for her replacement. She was thanked by the board and Pam presented her with a gift for her service over the years.

Crime Watch reports that crime is currently down, but the most important thing members can do is to keep their porch/outside lights on in the overnight hours. Pam Poelker also reminded owners that if they see any street lights out, or note that their street light has not yet been converted to LED that owner can call SCEG and provide light number and they will come out and inspect/change bulb. Pam also addressed speeders and that having police leaving the speed monitors in neighborhood has helped somewhat.

Angie and Tim addressed ARC requests and stressed that emailing requests directly to the committee will yield faster reply than sending via "snail mail". HOA PO box is only checked twice weekly due to low amount of mail received.

Pam discussed pool projects completed and plans for updating the pool buildings and bathrooms. She provided several signup sheets for volunteers for Committees such as Pool committee, C&R committee, Welcome committee, Violations committee, etc. and asked homeowners to please consider volunteering. There were a few individuals who signed. It was announced that there is a new C&R committee interested in updating/amending our current C&R's and providing copy to be considered for future vote.

Pam presented an update of the years improvements already performed in the neighborhood community areas, and our future considerations to update the fencing on Trolley Rd, and improving the Sawmill Branch trail access to our recreation area, as well as the planned Rec building updates. The current status of the bridge to Quail Arbor was discussed--both sides are interested in repair, but Quail Arbor has no funds to address, and town/county are not interested in repair.

Pam then introduced the new candidates for Board of Directors and asked if anyone present also wanted to be considered a candidate (there were none). Ballots were supplied for electing the new board members and new BOD members voted in and approved were Eric Barnett, Gary Graham, Maria Paulsen, and Tim Stock (new term as BOD rather than MAL). The new BOD will plan on meeting in the new few weeks and positions will be decided on during that meeting.

The meeting was adjourned at 7:50 pm

Respectfully submitted,
Angela Penrod (Treasurer/Secretary)