

Iron Horse HOA Board Meeting Minutes, 1/18/2021

Attending the meeting via Zoom were Brittany Behrens, Joel Kirby, Rod Schroeder, and Michele Willer. Tim Young was absent.

The meeting was called to order at 7:00 p.m. by President Willer. The final draft of the December 2020 minutes was approved as emailed out to the Board.

Behrens gave an update on the legal research memo that was prepared by Seacrest & Kalkowski LLP regarding Iron Horse development. The Articles of Incorporation and Covenants for Iron Horse initially created two classes of voting membership: 1) the Declarant, Boyer Young, and 2) all owners other than the Declarant. On June 1, 2010 all classes of voting membership converted to Class A Members and the Declarant no longer maintains a super-vote per lot. Only one (1) vote can be cast with respect to any Lot regardless of the number of members that own a lot. Lots that are jointly owned by a married couple would only be entitled to one (1) joint vote on HOA matters. Additionally, at any upcoming HOA member meeting or the annual meeting, the Board would like to discuss revisions to the percentage required for a quorum for HOA membership meetings. Currently the Bylaws require 1/3 of the votes of the entire membership to constitute a quorum. With a current total of 225 Lots with each Lot entitled to one (1) vote, Owners of at least 75 Lots must be present in person or by proxy to have a quorum at a member meeting. It may become difficult to get 1/3 of our HOA members in attendance to conduct business. The Board also voted to put together a committee to look at potential amendments to the Covenants.

Willer stated that 2020 expenses were in but she is still waiting on final income numbers from Boyer Young staff. The Treasurer's Report will also be completed following final numbers from Boyer Young. Willer will provide the Board the final numbers and reporting once received.

The possibility of beavers returning to the lake was discussed as trees have been seen down on the dock. The lake committee has been informed and will monitor. There have been various complaints about signs remaining in people's yards (i.e. builder signs, political signs, business signs, etc.) for extended periods of time. Homeowners should remove signage in a timely manner so as not to violate Covenants. Speeding and speed bumps in Iron Horse were also discussed and the Board wishes to advise homeowners that the Board cannot take action on speeding or speed bumps as these are SID and police matters.

The Annual Meeting date was discussed and Willer is in discussions with Brian on ability to utilize the club house in a safe, social distanced manner on March 21 or 28. Communication will be sent to the homeowners when a date is selected.

The next meeting was set for February 8, 2021.

Motion was made, seconded, and approved to adjourn the meeting.

Respectfully submitted, Brittany Behrens, Secretary