

Annual meeting- January 8, 2020
Iron Horse Clubhouse
2020 minutes

- I. Ed called meeting to order
 1. Salute 3 sergeants who earned Congressional Medals of Honor seventy-five years ago on Jan. 8, 1945, during battles in Europe
- II. Introductions
 1. Board members
 2. New attendees
 3. Guests
- III. Old Business
 1. Review 2019 minutes
 - Motion/Second/Voted and approved
 2. Mark Boyer reading of Treasurer's Report
 3. Mark Boyer update on Iron Horse Development
 - 5 lot sales in 2019
 - 1 lot pending to close in January 2020 (lot 4 replat 4)
 - There are several lots that have sold but not built on yet
 - Question on what will happen in phase 3:
 - Mark discussed the possibility of a Villa style area in the future \$350k-\$450k but nothing has been decided to date
 4. SID Report by Larry Bergerson
 - \$60,000,000 in valuation in Iron Horse
 - SID indebtedness is at \$5,300,000
 - Mill Levy in 2020-2021 will remain the same, further discussion about dropping the mill levy after 2022
 - Refinance on balloon payments on a fixed rate helped Iron Horse's financial stability
 - SID did street maintenance and improvements in 2019
 - Snow removal will continue to be done by SID's hired contractor
 - Homeowner ask for SID minutes to be sent to homeowners through the HIOA's communication email system
- IV. Committee Reports
 1. Safety- Doug
 - Speeding: 25 miles per hour. Watch for kids and animals
 - Golf carts need to be driven cautiously and by a person of age
 - Home security
 - a. Alarm systems/security cameras
 - b. Well-lit front and back yards
 - c. Let your neighbors know when you will be on vacation
 - d. Drive on snowy driveway to appear neighbor is home
 - e. Do not leave door unlocked or garage door open when you are in the back yard.
 - Pet security.
 - a. Great horn owls & coyotes in the area. Watch your pets.
 2. Landscaping- Larry
 - 6 members on the landscaping committee
 - Budget request for landscaping is \$40,000, to be made in spring after plan developed. Getting additional bids for 2020
 - 2020 landscape budget will have 2 categories: (i) annual maintenance \$20-\$25,000, and (ii) betterments and improvements \$10-\$15,000
 - Betterments and improvements in 2020 to be in center islands
 - Had \$15,000 for landscape lighting from the SID
 - Lost 5 trees last year with ash borer, but some homeowners liked the openness without those trees

3. Lake- Ed
 - Boat slip dues will remain the same
 - A use fee for the golf cart path likely will be put in place. The golf cart path is deteriorating from the use of launching boats. Should not be solely a golf course expense
 - Additional boat slips being discussed by Board. Current contractor's bid is \$50,000 for 16 additional slips
 - Fish were added in 2019
 4. Fireworks- Rod
 - Reviewed the budget from 2019
 - Fireworks will continue for 2020m, on July 4th
 5. Communications- Ed
 - Mail chimp system is used - do not opt out of Claudia's emails
 - Directory will be printed again for 2020
 6. Holiday Lights- Michele]
 - Changing holiday lighting company in 2020
 - Getting bids on renting lights vs buying. Advantages are lights can be changed in following years and no responsibility of lights
 - Currently Hero Holiday Lights is who will be doing holiday lights in 2020
 7. Need additional committee members - Please volunteer
- V. New Business
1. Review of 2020 budget, discussion had
 - Motion/Second/Voted and approved
 2. Board elections
 - 3 spots for election for 3-year terms
 - i. Ed Pohren, Mark Boyer and Tim Young put in nomination by nominating committee
 - ii. Nominee from floors
 - iii. Joel Kirby by Doc, w/second
 - Discussion, vote taken by secret ballot
 - o Ed, Mark and Tim rec'd highest vote totals
 - o Will retain board positions an additional 3 years
 3. Legal defense fund
 - Establishing a legal fund to defend HOA and enforce covenants was agreed to last annual meeting
 - Will specially assess \$100.00 for 2020, and \$75.00 for 2021
 4. Waiver of HOA board president's annual dues
 - Motion/Second/Voted and approved
- VI. Reminders
1. Winter party: January 11, 2020 (Kate)
 2. 6th annual Iron Horse Golf Tournament: July 4th, 2020
 3. Summer Picnic: September 20, 2020
 - Hosts are: Quarry Circle/Iron Horse Dr./Granite Way residents
- VII. Adjourn meeting
1. Motion/Second/Voted and approved