

Iron Horse HOA Board Meeting Minutes, 11/22/21

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

The meeting was called to order at approximately 6:36pm by President Willer. The Board acknowledged that the final draft of the September minutes was approved by the Board electronically prior to the November meeting. The September minutes will be posted on the HOA website.

The Board continues to have ongoing discussions regarding the trees along Highway 6 and homeowner concerns regarding the storage unit development along the highway. Rod Schroeder motioned for the HOA to contribute \$2500 toward beautification of the entrance to Iron Horse and the Highway 6 corridor via the planting of additional trees, subject to homeowners raising \$10K in private donations. The motion died for lack of a second. Brittany Behrens made a similar motion with a \$1000 contribution and the motion was amended by Schroeder and the amendment approved by Behrens at \$1500 toward beautification of the entrance to Iron Horse and the Highway 6 corridor via the planting of trees. This is subject to the homeowners raising \$10K in private donations. The motion at \$1500 passed 2-1 with Kirby abstaining.

The Board would like to put together a committee to review the Iron Horse covenants to ensure they are relevant with current times and the needs of the neighborhood. Willer will reach out to a few residents regarding this project.

The 2022 boat slip lease was discussed, and the Board agreed that with increasing costs and demand it is advisable to increase the boat slip lease fee for 2022. Behrens motioned to increase the boat slip lease fee to \$500 from the current \$380. Kirby made a motion to amend the new amount to \$550 and the amendment was seconded and unanimously approved. The Board then unanimously approved the 2022 boat slip lease fee at \$550. Notices and boat slip leases will go out in ordinary course via mail to all current boat slip lessees. Please let Willer know if you are not intending to renew your lease.

The 2022 Annual Meeting was tentatively set for April 10, 2022 at 3pm. The Board will contact the Iron Horse Golf Course to secure the meeting space. Notice of the annual meeting will be sent to all homeowners in accordance with the Bylaws.

HOA Board elections were discussed. Schroeder will not be running for re-election and Kirby is running for re-election. Tim Young has been removed from the HOA Board per the attendance protocols. The Board will ask Claudia Cerny to send out a mailchimp email to all homeowners inquiring if anyone is interested in serving on the HOA Board for the remainder of Tim Young's term. The HOA will also need candidates to run for election to fill Schroeder's vacancy.

The 2021 year to date budget was reviewed. The Board is interested in establishing a capital fund for future capital improvements. Schroeder motioned to move \$30K into a 1 year certificate of deposit and Behrens seconded. The motion carried unanimously.

Behrens moved to enter executive session to discuss real property matters and Schroeder seconded. The motion to enter executive session passed unanimously.

The next meeting was set for January 6, 2022 at 6:30pm.

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

Respectfully submitted,

Brittany Behrens, Secretary