

Iron Horse Annual Meeting Minutes

Meeting Date: April 10, 2022

The Annual Meeting of the Iron Horse Homeowners Association was called to order by President Michele Willer at 3:06pm.

- I. Verification of Quorum – Board Secretary Brittany Behrens validated a quorum of the HOA was present at the meeting.
- II. Introductions:
 - Board Members – Willer introduced the HOA Board members (Rod Schroeder, Joel Kirby, Michele Willer and Brittany Behrens)
 - New Residents who are present – new residents stood and introduced themselves
 - Any guests – Dave Vogtman and Heather Dembinski were present representing the developer of Iron Horse development
 - SPECIAL GUEST – City Council Members – the mayor and three city council members were present to discuss the annexation of Iron Horse. There is no set timeline for the annexation at this time and it does appear that golf carts will continue to be allowed if licensed. The annexation process was explained and the City Council indicated that gating IH would be acceptable. John Keel was also present on behalf of the SID and provided a SID budget update along with a green handout regarding SID financials.
- III. Old Business
 - a. Approve HOA's 2021 Minutes – Behrens reported on the 2021 Annual Meeting Minutes and Lutton motion to approve (Bergerson seconded) and the minutes were unanimously approved
(vote – Motion/Second)
 - b. HOA Treasurer's Report – Schroeder discussed the HOA financials and the proposed budget document
 - c. Iron Horse Development Report – Vogtman advised there are 54 lots remaining for sale in IH and Hubble will donate \$5K to an IH committee of the IH Board's choice
 - d. SID Report – John Keel had already covered above under Special Guest so Bergerson did not provide an additional report
- IV. Committee Reports-5 minutes max
 - Willer reminded the neighborhood that the Board Members as well as Claudia Cerny are volunteers and people should be patient in awaiting their responses. She also reminded neighbors the first step to resolving issues should be talking amongst one another.
 - Safety – Doug Steensma discussed the importance of golf cart safety, specifically using gold cart lights as well as pet safety due to the wildlife around IH
 - Landscape- Deb Eddie & Geri DeBolt gave an update on the IH common area landscape plans
 - Lake – Bob Rutledge's lake committee report was read by Willer
 - Fireworks – Schroeder indicated these will be held on July 2, 2022
 - Communications – Claudia Cerny was not present so Willer provided a few reminders on IH communications

- Holiday Lights – Willer gave an update and the consensus was that this year's lights were good
- Christmas Party – no special report was given

V. New Business

- a. Lake Proposal – Schroeder motioned to authorize the IH Board to purchase the IH Lake for \$550K and to secure necessary funding and easements (Steensma seconded). A ballot vote was conducted and the motion passed 73-1.
- b. Proposed budget – A motion was made by Doug Stagemeyer to approve the proposed budget (Watton seconded) and the motion carried unanimously
- c. Board elections – Schroeder advised on how the board elections would be conducted and Schroeder made nominations of those individuals interested (Amanda Phillip-Brown, Kelly Danielson, Sarah Korver-Hollman, Allison Jensen, and Ethan Lawson)

Tim Youngs Seat – election was conducted to fill the remainder of Young's term. A vote was administered by ballot and Kelly Danielson was elected.

Joel Kirby and Rod Schroeder's seats (Schroeder did not intend to run) – A vote was administered by ballot with the following nominees: Amanda Phillip-Brown, Joel Kirby, Sarah Korver-Hollman, Allison Jensen, and Ethan Lawson. The two highest vote getters, Joel Kirby and Ethan Lawson, were appointed to the IH Board for a full term.

Willer thanked Schroeder for his service on the HOA Board.

VI. Other Business

- Open Discussion – Jamie Nygren motioned to move the annual meeting of the IH HOA to April of each year (Schroeder seconded) and the motion carried unanimously.
- discussion of the IH entrance pond and necessary repairs: E. Pohren motioned (Eddie seconded) to drain the upper pond and only fix the lower pond this year. This motion unanimously carried.
- 6th Annual Iron Horse Golf Tournament will be held July 2, 2022
- Summer Picnic will be held on September 18, 2022 and the hosts are N. Lakeview/Mumm Rd/S. Lakeview up to & including Lakeview Circle

A motion and second were made to adjourn the meeting.