

Ironwood Village Board of Directors Meeting Minutes

December 17, 2020

I. Call to order

Board President, Pat Granneman called to order the meeting of the Ironwood Village Board of Directors at 7:05 p.m. on 12/17/2020 virtually through Google Hangout.

II. Attendance

In attendance were: Pat Granneman, President; Annie Glaser, Vice President; Jen Book, Treasurer; Mary Kay Quandt, Director; Stephen Gulling, Gulling Management; and Marie Pipes, Secretary.

III. Approval of minutes from last meeting

Minutes from the last meeting on 10/25/2020 were confirmed as approved.

IV. Business

- a) **Snow Removal:** The first snow brought concerns from some of the homeowners. There were some difficulties with new equipment that broke down. The contract with the snow removal company is based on 2 inches of snow, they plow when it has stopped snowing and have 24 hours to complete the snow removal. The company will do the streets first and a path up next to the garage. At a later time after they have done the same for other associations, the driveways and sidewalks will be completed.

It was also discussed that during snow removal, street parking should be minimized and vehicles should be in the driveways so the streets can be cleared more efficiently.

- b) **Outside Light Bulbs:** Board members and Steve reported that there are some homeowners not complying with keeping the exterior lightbulbs replaced in a timely manner. Steve suggested one option would be to pay an electrician to replace all exterior bulbs at the cost of approximately \$400 to the Association. The Board determined that at the current time, the rule will remain which states that homeowners must replace the bulb in a timely manner. One warning is given with a week to replace and if the bulb is not replaced and the Association has to replace it, a \$35 charge will be assessed to the homeowner of the unit.

- c) Savings/Reserve: Steve asked the Board if the 10% transfer each month to savings should be resumed. Jen Book made the motion that 10% of the dues be transferred to savings going forward on a monthly basis and retroactively for the months that have not been completed. Mary K Quandt seconded the motion and motion was approved by the Board.
- d) Dues: An analysis was completed by the management company on the cost of each unit based on insurance, snow removal, mowing and other overhead compared to the dues paid. It was determined that the cost is \$121.24 and the dues are \$115.00 resulting in a shortfall of \$6.24. As a result of the shortfall, discussion was had regarding raising the dues. A motion was made by Mary K Quandt to raise the dues to \$135.00 starting April 1, 2021 with an evaluation at the end of 2021 to see if additional raises are needed based on finances at that time. Jen Book seconded the motion. The motion was carried unanimously. The management company will send out notices to the homeowners.
- e) Collections: Steve brought to the board that there are a few homeowners delinquent in their dues. He has reached out to them this week to try to resolve the delinquencies. If not resolved the board authorized moving forward with adding the appropriate late fees of \$20.00 per month and sending them to collections. Collections will go through the law office of Brick Gentry. The fees associated with this will be paid by the Association and then added to the account of the delinquent homeowners.

V. Adjournment

A motion was made by Annie Glaser to adjourn the meeting and Mary K Quandt seconded the motion. Meeting was adjourned at 8:00 p.m.

Minutes submitted by: Marie Pipes, Secretary