

IRONWOOD CONDOMINIUM ASSOCIATION, INC.
Board of Directors Meeting
A Community of Respect and Cooperation
October 5, 2023

Meeting called to order by President Bob DiCaprio.

Notice of meeting posted to bulletin board per statute.

Motion to approve meeting minutes from April, May & June 2023 was made by Bob DiCaprio, seconded by Debbie Garcia, and approved unanimously.

Reports of officers & directors

- Treasurer/Sergeant-at-Arms
 - receivables are still \$2400, pending the closing of unit. Overall caught up
 - A few donations in August, one totaling \$700 one totaling \$500
 - Will be doing budget for 2024 very shortly.
- Vice-President/Secretary
 - no report
- Director of Landscaping
 - two cacti for barrels at end of courts were purchased along with a few bushes for landscaping purposes
 - removed old bushes between two wall sections and replaced with pitch-apples
- President
 - o Updates
 - Considering community Wi-fi, 10–12-year contract, would add \$75 month fee into maintenance category.
 - Signing bonus of \$7100 (about \$100 a home) for this plan. Everybody would have to participate.
 - o Non-compliance letters were mailed to owners

(E) Unfinished business

- Maintenance Log Review
 - Clean the drains of the pool deck
 - Wash the clubhouse windows
 - Drains pipes need to be cleaned.
- MRF Updates since last board meeting
 - MRF updates since last board meeting were presented
- Zoom Board Meetings
 - Possibly with a community internet switch, board meetings may be able to move to Zoom.
- Reserve Study
 - Attempting to do independent reserve study to accommodate the budget.
 - Will plan to do a reserve study in the future, but as of right now collecting relative data.
- Owner Correspondence

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- considering putting a “slow down, children” sign

(F) New business

- Appointment of Director to fill remaining term.
Motion by Bob DiCaprio, seconded by Debbie Garcia to appoint Glenn Cicora to unexpired term on board. Motion passed unanimously.
- Budget Meeting & Board Meetings
 - Budget needs to be done by early December.
 - Budget must be done 14 days prior to the budget adoption meeting.
 - Nov.15th draft budget meeting, December 6th Budget Adoption Meeting.
- Abusive behavior rule
 - Discussed a rule regarding abusive behavior.
 - Proposed to begin talking to the community and relying on a good message, and hoping the community makes changes naturally. Discussed the idea that people just want to be heard.
 - Decided to hold off implementing a new rule for now.
 - A letter accusing the board of discrimination was delivered this week.
 - The board discussed better communication when handling internal disputes.
- Landscaping discussion
 - o Association responsibility per documents
 - Motion to remove yellow stakes on property was proposed, seconded, and passed.
 - o Guidelines for One Source
 - Landscapers will do what is necessary. If owners want to do their own landscaping and maintenance of their yards that is permitted, but it cannot be promised that the landscapers won't alter the yard. For any major concerns, an email should be sent out to Lisette outlining requests.
- Payment methods
 - ACH payment for maintenance fees is preferred method.
 - Make it clear to owners that if they use mail, receipt is out of boards control, and late fees will not be refunded.
 - Board decided to not make any more announcements about payment addresses until Jan.1st.
- Pet form
 - o Vaccination – (Tabling discussion for the time being.)

(G) Owner Comments beyond agenda item

Motion to adjourn made by Bob DiCaprio, seconded by Glenn Cicora and passed unanimously.