

**Ironwood Villas Condominium Association**  
**June 3, 2024 Board Meeting Minutes**

Meeting called to order by Carol Santelle, President at 5:58 p.m.

Quorum established & proof of meeting notice confirmed

In attendance Carol Santelle, Karen Gaba, Ellen Nagler, Bill Murray & Debbie Garcia

New residents present acknowledged: Chuck Mooney, Mike Gibbons and Bill Rizzo

Approximately 15 owners in attendance

**Motion** to approve April board meeting minutes made by Carol; seconded by Debbie. Minutes to be posted on website.

**Board Member Reports:**

Vice President, Bill Murray:

Tropical Solutions ran all zones recently; doing well for an old system; some minor issues; 3 issues identified by Andy from Tropical which he took care of. Good people here that help Bill – Barbara Davis, Bob Kleinschmidt. Bill relies on them to help replace broken sprinkler heads, do minor repairs, etc. Original repair estimate from Tropical was \$1900; reduced to \$800 thanks to help from volunteers we saved \$1100.

Director, Ellen Nagler: nothing to report at this time

Secretary, Debbie Garcia: nothing to report at this time

President, Carol Santelle:

Volunteers thanked. All planters cleaned, mulched, plantings added. Thanks to Tom Gregory for weed whacking around the sprinkler heads. Thanks to Mickey Santelle for painting of all lampposts and sign removal/installation at North entrance.

Rest room toilets replaced in clubhouse; installed by an Ironwood resident at no cost.

Landscaping wish list progressing

Pressure washing coming up week of June 17. Funds available for this project. Select villas will be pressure washed where there is visible mold; only siding, not stucco to be done. A list of villas to be done this time around to be distributed by email to all residents. If owners don't want their villas done need to notify Carol Santelle or Ellen Nagler.

Treasurer, Karen Gaba:

Bridget from Casey Property Mgmt. gave update on financials; Carol, Karen & Bridget met an hour before today's meeting to discuss the financial report and the transition. April financials will be posted to the website and adjustments will be reflected on May financials. Reviewed compilation report draft so that it can be approved and filed.

Pooled reserves: grout & skimmer work, approximately \$3200, paid out of operating account, not reserves.

Savings in grounds maintenance thanks to volunteers

Utilities, water and electric, are over budget. Normal for season January-April. Will monitor these over next months.

Very close to being on budget except over on pool repairs/maintenance.

**Unfinished business:**

**Pool:**

New skimmer installed in pool; tile grout had to be repaired. Leak test suggested by contractor. A Grande Choice monitored pool water for 24 hours and found that almost an inch was lost during that period (evaporation was taken into account); Red Rhino was contracted to perform leak tests at the pool.

Results of leak test showed three leaks. Quote for repair of these leaks was \$3,760.

New resident, Bill Rizzo, owns a pool company up north and has offered to assist with the pool leaks. Bill explained location of leaks and how he proposes to repair. The Board is very grateful to Bill for his help in saving us over \$3,000.

**Motion** made by Carol to accept Bill Rizzo's assistance with pool leaks. Motion unanimously approved.

**Tru Green:**

Reduce tree/shrub applications to save \$1300. May be overfertilizing. Will continue with grass fertilization (not during June & July). Have already had 3 grass fertilizations this year. Not doing July will save \$800. Also treated for cinch bugs; should resolve the issue in some places.

**Motion** by Carol to omit tree/shrub application in May & Sept. and bypass July grass fertilization. Seconded by Karen. Unanimously approved.

Landscape Work Orders: getting a lot of them and it's great that people want to improve their property. 2<sup>nd</sup> page has list of "approved" plants; should read "suggested". All modifications to landscape must be submitted to the Board for approval.

Ironwood is responsible for maintaining community. Please let Carol or Ellen know if you see notice overgrown/unkept areas. Clarified that only community area grass and shrubs are maintained by the association (not stones or other special modification made by owner).

Requests for stumps to be removed. Get quotes for stump removal if it becomes an issue. May have to provide money in budget for 2025. Currently only 1 or 2 stumps which can be cut down to the ground for now.

Asked One Source, landscapers, for a quote to cut the podicarpis in front of the garages. Quoted \$1760 – too much. Will have Craig do this as he can. It was also noted that several palm trees need trimming. One Source will charge \$25 per palm. Ironwood has the tools to do this and will put out a call for volunteers to help.

Reminder regarding sales/rental applications: when you sell or rent you need to have buyer/tenant fill out an application for board approval.

Rules discussion:

Current rules say no red or black mulch. Black mulch to be approved; no red. Must change wording to rules which involves sending notice to homeowners 14 days in advance of the change.

Need to reword the rule re: volunteering. Should be a list of volunteers by project (in advance of the project) with name/date of specific project. List maintained by Carol Santelle, President.

Pet policy to remain in place: maximum 40 lbs. which can be 2 pets or 1. Vicious dogs wording to be redone so that board does not have to determine definition of "vicious" and it will be up to animal control to determine. This change suggested by association attorney.

An amendment to the By Laws will need to be done to reword according to our attorney's suggestion. Board is accumulating a list of legal changes that may need to be made and present them to association attorney to discuss. Legal category in our budget will dictate decisions.

Owner Comments

**Motion** to adjourn meeting made by Carol; seconded by Ellen

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Meeting adjourned at 6:58 p.m.