

IRONWOOD ARMS
Homeowners Association

Minutes of the
Board of Directors Meeting
Saturday, Feb. 26th, 2011
Approved

Call to Order: 9:04 AM

In Attendance: Ed Roberts (Unit M), Roland Reuter (Unit L), Pauline DeWitt (Unit G), Barbara DeWitt (Unit E), Dennis Wilson (Unit C) and Sonia Lopez of Farrell-Smyth.

Open Forum:

- Very noticeable crack are present in a wall of Unit G (Bld. 2). It was agreed that an inspection/assessment by a qualified professional would be secured.
- Ed Roberts reported repeated intrusion by persons unknown behind Bld. 4. This could be prevented by repairing and securing the gate that provides access from the street. Ed volunteered to do the repairs and obtained approval for hardware expenses incurred.
- The dumpster gate also needs further adjustment and repair. It is functional at this time but must be improved per. Ed's report, who has already done some work on it.
- A rain gutter on the NW end of building Bld. 4 exhibits major leaks and the services of a professional will be required for the repair. Inspection and repair of other rain gutters -as needed- will be assigned a level of priority in the near future.
- A new NO PARKING sign is needed on the mailboxes. Replacement by a professional will be ordered.

Approval of Last Meeting's Minutes:

Minutes were approved as motioned by Ed Roberts and seconded by Roland Reuter.

Financial Report:

Sonia Lopez presented the following figures:

- | | |
|--------------------|-------------|
| • YTD Income | \$9,516.03 |
| • MTD | \$4420.64 |
| • Net YTD Income | \$4,196.06 |
| • Ending Balance | \$19,119.40 |
| • Reserve Checking | \$2,631.55 |
| • Money Market | \$16,073.84 |
| • Total Assets | \$37,824.79 |

Termite Report on Bldg. 1

- There has been conflicting response on the issue of treating (tenting?) the garages separately and discrepancies in inspection reports. Ed suggested tenting the HOA garage. Sonia will seek one more professional opinion.
- Two bids will be obtained to address this issue: one for all of Bld. 1 and adjacent Garages, including the HOA garage; another for a separate Garage Tenting.

Landscaping

- Job descriptions and option were analyzed.
- As of April 1st next Chris G. will no longer be performing the work. A new contractor will be secured and extended duties assigned to improve grounds appearance. This may include the weeding and pruning of the South portion of the grounds.
- A bid for weekly vs. biweekly maintenance will be obtained.
- Sonia will not issue payment for past work done until appropriate invoice is submitted by Chris G.

Driveway Work

- It was agreed that this repair has become imperative to extend the life of the driveway and avoid future prohibitive expenses to rebuild from the ground up.
- Bids were analyzed in great detail and it was resolved that a 2-coat seal where needed (approx. \$1760) as well as cleaning and patching (approx. \$2100) will be ordered.
- There was discussion about spending a very reasonable amount of money to add striping as needed to visually improve and clarify the parking situation.
- Ed suggested a red single red stripe marking all NO PARKING areas and white lines to delineate the 6 stalls where parking is allowed.

Water Lines

The request to approve cost of repair of Units C & D leaking water pipes was considered. It was determined that the leaking pipe(s) were installed sometime in the past to run the water from both units through one meter. The modification was found to be out of compliance with HOA standards. The request was denied.

Future Priorities

Items of repair and maintenance were considered and a preliminary list of priorities was established as follows:

- Blg. 1 Roof and Mansards
- All Garages and Railings accounting for issues of liability and water intrusion
- Blg. 3 Mansard
- Blgs. 3 and 4 Front Decks
- Rear Decks

Adjournment to Executive Session: 11:45 am.

Next Meeting: Tentatively scheduled for May 14th, 2011