

**Iron Horse Homeowners Association
Board of Directors Meeting Minutes
January 2, 2025**

Present: A quorum was obtained with Scott Sanderude, Randy Phillips, Dave Brandt, Andy Moshier, Daniel Lowe and Nancy Nicoll, Community Manager in person.

Call to Order: Scott Sanderude called the meeting of the Iron Horse Homeowners Association to order at 3:06 p.m.

Meeting Minutes Approval

A motion was made to approve the minutes of November 19, 2024, as written, the motion was seconded, and with board members approving.

Financials

The financials were presented through November of 2024. The change over with QuickBooks to the new system was unsuccessful so far. The transition is still being implemented.

Old Business

2025 Budget

No additional dues increase this year. The form letter for the budget will be updated when needed. A motion was made to accept the 2025 budget as proposed. All approved.

Talos Security Contract

The Talos contract has been signed and it is for 2 years.

There have been incidents where the Whitefish PD or the Fire Department Ambulance has come to Iron Horse and the Police and/or Fire Department will not give any information to Security. This has been a problem. Scott and Brad with Talos will speak to the Police Chief.

Wildflowers

Board Member, Randy Phillips has spoken to Superior Landscape in regard to the wildflower mix that was used at one property. Randy to use his property as a test.

Cabins Payment for Manager

The HOA Board negotiated with the Cabins Board to agree to 20% of the overall Managers salary.

Updated Quick Books Software

The HOA has recently updated to Quick Books Advanced. All Credit Cards payments will be charged a 3% fee for all transactions. Cannot go to a different system. Quickbooks to come up with a fixed solution.

Generator Sale

The generator was sold to the University of Florida, the HOA was responsible for loading the generator onto the truck. A crane was hired by the HOA. Gavin received a commission of \$1,500 for coordinating and advertising the sale of the generator.

BOI Registration

Financial Crimes Enforcement Network for the Corporate Transparency Act has been completed with all board members signed in.

New Business

Governing Documents and Design Guidelines

1. Our Governing Documents are in the works to be revised. After complete, these updates will go to the HOA Attorney for wording correctly.
2. The Design Guidelines will be updated as well. The Design Review Committee will revise the guidelines per Ron Nash review.
3. A remodel fee of \$10,000 instead of the current fee of \$5,000 has board approval.

State Farm Insurance has requested a 5 foot of rock around the home, no wood chips around the home. A proposed new fire station by The Homestead just North of Whitefish.

Rules and Regulations

It was determined the Rules and Regulations in place will need to be updated. A motion was made to update the rules and regulations and post them on the website. Motion was seconded and all approved.

New Construction Blasting and Rock Breaking

This subject came up recently on a new home build, a boiler plate letter was devised for any future inquiries by builders or homeowners and will be added in the Design Guidelines. A motion was made to accept the boiler plate letter, to include in the Pre-construction Meetings, and to limit the hours of blasting or rock breaking to Monday to Friday, from 7:30 a.m. to 6:30 p.m., No Saturdays and to notify homeowners of this occurrence. The motion was seconded and all approved.

Owner, Young at 197 N. Prairiesmoke Circle Hot Tub Placement

The Design Review Committee did not approve the submittal on the location of Mr. Youngs Hot Tub. This is located on a second story deck with glass panel railings and high planter boxes that extend higher than the hot tub. The Design Committee had requested that Mr. Young move this hot tub back further on his deck to have it further away from the railing. After photos and board review, it was determined that Mr. Young's hot tub was sufficiently hidden from view. The hot tub screened planters will have to be maintained.

A second inquiry of this property is there is a fence that can be seen just partially in view at the driveway. Fences are not allowed in Iron Horse, and the extent of this fencing would have to be reviewed. Mr. Young is a recent new owner and he said the fence was there when he purchased the home. This does not mean it is approved and is now his responsibility.

Welcome Packet Review

The current welcome packet is a good start, but more items need to be added. A utility page was suggested to explain the water use and cost, the trash collection, post office boxes, high fiber internet, a page on Iron Horse Security; what they do, how they can help, etc. Explaining the Whitefish Trail System. A board member will do a write up on this and present this at the next board meeting.

Weed Spray Vendor

The current vendor, EcoSmart has been doing the spraying of noxious weeds for a few years and they are at a point of replacement due to approaching retirement years. Some vendors in the area were presented, the HOA will continue to look for a qualified vendor.

Cabin Owner Incident

One of the Cabin Owners took it upon themselves to cut trees down on another owner's property for Christmas Trees. He was caught by security and did say he does this every year. The property owner was contacted and said he would not press charges this time and he appreciated the HOA for watching over his property and letting him know.

A Motion was made to write a stern letter to this cabin owner in violation of the implications involved with this incident. The Motion was seconded and All approved.

DocuSign Software

The annual meeting preparation mailouts are extensive, costly and time consuming. The Golf Club has gone to DocuSign and sends their voting forms via email and the owners can vote and sign right online. This eliminates several steps, saves time and results are received quickly. The only ballot counting is if someone would like to vote in person. This will be presented at the annual meeting for a vote this year.

2025 HOA Board Meeting Schedule

Proposed dates for the year 2025 were presented. These can be changed as needed.

Adjournment

There being no other business, the meeting was adjourned at 4:36 p.m.


Randy Phillips, Secretary


Date