



Old Iron Estates Homeowners Association
2021 Annual Meeting
Tuesday, November 17th, 2021
ZOOM Conference

Board of Directors In Attendance:

Tim Price (President)
Matt Vogel (Vice President)
Erin Stahlnecker (Treasurer)
George Bibikos
Barry Foltz
Trevor Davis (Secretary)

Homeowners In Attendance: 22 unit owners

- Davis	- Hempel
- Stanton	- Foltz
- Stahlnecker	- Biacchi
- Quandel	- Shearer
- Torp	- Pierce
- Bibikos	- Robertson
- Fagan	- Moore
- Creasy	- Rayfield
- Price	- Vogel
- Boyer	- Sutton
- Staub/Bos	- Barrick

I. Call to Order

- Meeting was called to order at 7:04 PM
- Motion to establish a quorum was accepted and seconded by the participants
- Meeting Agenda, 2020 Meeting Minutes, HOA Financial information distributed via Email.

II. Establishment of a Quorum

- 22 Homeowners established a quorum for the rescheduled annual meeting.

III.) Approval of 2020 Annual Meeting Minutes

- Motion made by the president to approve 2020 annual minutes
- Unanimously approved by the homeowners

IV.) Treasurer's report & approval of 2022 Association budget

A.) Revenue:

- **\$12,900** received from assessments in 2021 through October 2021.
- Prior year assessments, owed balances, & resale certificate fees collected.
 - o **\$1,300** in unpaid back dues collected.
- **Total Revenue for 2021: \$16,499.92**

B.) Expenditures:

- Landscaping budget : **\$9,036.30**
- Community Insurance: **\$2,389**
- Legal Fees: **\$2,795.50**
- Maintenance & administrative expenses: **\$185.95**
- Snow Removal: **\$360**
- PayPal fees: **\$19.26**

C.) Current HOA Balance & 2022 Budget :

- Estimated balance of **\$51,949.10** expected by 10/31/21
- The 2021 Annual Assessment will remain at **\$150**
- 2022 Proposed Budget

- Expected increase in landscaping quote
- Expected increase in insurance quote
- Community website fee for 2022 paid in Fall 2021
- Block Party that was cancelled in 2020 & again in 2022

Proposed 2022 Budget

Revenue			
Assessments for 2022		13,500.00 (1)	
Total Revenue		<u>13,500.00</u>	13,500.00
Operating Expenses			
Landscaping		9,307.34 (2)	
Snow Removal		500.00 (3)	
Maintenance		100.00	
Insurance - Directors & Officers Policy		834.75 (4)	
Insurance - Commercial Package Policy		1,673.70 (4)	
Legal Fees - General		250.00	
Block Party		500.00	
Website Fee		250.00 (5)	
P.O. Box Fee		106.00	
Total Operating Expenses		<u>13,521.79</u>	13,521.79
Non-Operating Expenses			
Legal Fees		2,000.00	
Capital Improvements		10,000.00	
Total Non-Operating Expenses			<u>12,000.00</u>

Motion to approve 2022 Budget:

- Motion was halted due to concern from homeowners regarding spending of legal fees without discussion.

Motion to approve 2022 Budget after discussion of legal fees and other committee reports:

- Approved by majority vote.

V.) Architectural Review Committee Report

A.) 2022 Pear Tree Blight Treatments:

* Please call Good's Tree Care for tree spraying services in the 2022 Season but you do not have to use Good's Tree Care if a homeowner would rather employ another landscaping company.

* Good's Tree care is quoting a 3% increase in costs for spraying from 2021n prices.

* Every homeowner is encouraged to spray his or her own pear trees. If the trees are not sprayed, the fungus will spread to other properties and continue the demise of the community pear trees.

- 2022 Good's Tree Service Pricing:

Goods Tree Care - 2022 Trellis Rust Pricing
Old Iron Estates Community

Pricing per tree will be as follows for the community:

The first tree will be: \$28.00 and every tree thereafter will be an additional \$10.00.

- 1 Tree: \$28.00 per spray application
- 2 Trees: \$38.00 per spray application
- 3 Trees: \$48.00 per spray application
- 4 Trees: \$58.00 per spray application
- 5 Trees: \$68.00 per spray application
- 6 Trees: \$78.00 per spray application
- 7 Trees: \$88.00 per spray application
- 8 Trees: \$98.00 per spray application
- 9 Trees: \$108.00 per spray application
- 10 Trees: \$118.00 per spray application

Note: Full treatment requires three (3) spray applications:

→ **MULTIPLY THE ABOVE PRICES X3 for TOTAL PRICE**

***This cost will be determined by the Arborist to only include the trees along the street or in the front lawn areas. Trees at the side or rear of the house or property will be subject to additional costs.

2021 customers will receive a renewal contract from Goods Tree Care.

New customers for 2022 will need to initiate a contract with Goods Tree Care:

Sam Hammer, ISA Certified Arborist email: sam@goodstrecare.com

Goods Tree Care, 4401 Chambers Hill Rd, Harrisburg PA 17111. Office 717-564-1995

Note: OIE Unit Owners may select pear tree spraying services from any company and are not obligated to contract with Goods Tree Care. The OIE Community Board has no financial or business relationship with Goods Tree Care.

B.) New Home Builds 2021:

* 6404 Farmcrest Ln sold – Expected to break ground on home in Early 2022

* 3 Remaining Properties on Moline Ln slated to be sold in Late 2021, Early 2022

- Expecting home building to occur in 2022

Homeowner Question #1: How many lots remain empty in Old Iron Estates?

Answer: After the sell of the 3 vacant properties on Moline Ln, there will be no open or available lots to buy in Old Iron Estates.

*Note: 1 lot is a cellular phone tower and will not be sold or built upon

*Note: Several homes have purchased empty adjacent lots from the developer to increase the overall size of their property.

VI.) Legal Committee Report

- In 2019, the Dauphin County Court of Common Pleas issued a declaratory judgement stating the Kadar-Kallen property (6439 McCormick LN) was not in the Old Iron Estates HOA and thus not subject to the community's covenants and restrictions.
- In late 2020, the Commonwealth Court of PA ruled that the Kadar-Kallen property is NOT subject to Covenants & Restrictions of Old Iron Estates due to the property being transferred prior to the covenants being filed by the Declarant/Developer.
- The Commonwealth Court affirmed this decision only applies to the Kadar-Kallen property.

Homeowner Question: What impact does this ruling have on other lots in the development that are in the same circumstances at the Kader-Kallens?

Board Response: The court ruling is specific to the Kadar-Kallen property, however there are other properties in Old Iron Estates who are in similar circumstances. These properties will be approached by the Board in the future about attaching the Covenants to their property.

Homeowner Question #2: What are the options for organization of the HOA in the future?

Board Response: The Board is working with the former Developer to rectify certain aspects of the creation of Old Iron Estates. These discussions on ongoing. Looking to the future, the Board is working with our counsel to develop a letter of intent to distribute to homeowners that are found to be in the same circumstances as the Kadar-Kallens. This letter will outline how each property can affirm the covenants.

Homeowner Question #3: Can HOA Board members whose properties fall into the same circumstances as the Kadar-Kallens be eligible to sit on the Board?

Board Response: The bylaws of Old Iron Estates state that those eligible to sit on the Board must be both A.) a unit owner in Old Iron Estates and B.) The unit must be good standing (i.e. – up to date on all community dues). All board members have been legitimately elected to the Board.

Homeowner Question #4: What are the implications of not being able to enforce the restrictions, covenants, and conditions equally to all property owners in Old Iron Estates?

Board Response: The Commonwealth Court order only applies to the Kadar-Kallen property. While we attempt to rectify those properties that may be in similar circumstances, we are treating every home as a unit owner of Old Iron Estates subject to the Covenants, Restrictions, & Bylaws.

Homeowner Question #5: Can the Board be more transparent about ongoing discussions with the former developer?

Board Response: Due to the legal nature of the ongoing discussions between Old Iron Estates and Kevin Ricker, we are unable to publicly share any details at this time. The Board's goal to have the development finished properly in time for the completion of the community (anticipated Last 2022, Early 2023).

- End of discussions amongst the homeowners

Motion to approve 2022 Budget?

- Seconded

Floor Vote: Approve 2022 Budget

Yay: 21

Nay: 1

- **2022 Budget passed on majority vote**

VII.) Election of Board of Directors

- 3 Board Directors were up for reelection for another 2-year term

Floor Motion: Motion to re-elect all board member incumbents and candidates on the ballot.

- Seconded

Floor Vote: All candidates and incumbents elected to the Board of Directors with majority vote:

Yay: 20

Nay: 2

Board of Directors Reelected:

- * Trevor Davis
- * George Bibikos
- * Barry Foltz

Board of Directors Elected:

- Bill Sutton (Candidate)

VIII.) Old Business

- Litigation discussed in legal review
- Old Iron Estates Tree Spraying discussed in ARC committee review.
- No Further Old Business

IX.) New Business/Unit Owner Forum

- No new business to discuss
- No further questions from homeowners

IX.) Motion to Adjourn

- Meeting adjourned at 8:02PM

X.) Next Meeting

- The next scheduled Board of Directors meeting is January 19th, 2022.