



Old Iron Estates Homeowners Association
2023 Annual Meeting
Wednesday, November 15th, 2023
ZOOM Conference

Board of Directors In Attendance:

Trevor Davis (President)
Barry Foltz (Vice President)
Erin Stahlnecker (Treasurer)
George Bibikos
Kelly Thompson
Bill Sutton
Jen Hunter

Homeowners In Attendance: 24-unit owners

- | | |
|------------------|------------|
| - G. Bibikos | - Torp |
| - E. Stahlnecker | - Sutton |
| - K. Price | - Saurav |
| - B. Foltz | - Hempel |
| - D. Rayfield | - Shmonov |
| - T. Davis | - Boyer |
| - S. Biacchi | - Barrick |
| - J. Hunter | - Andersen |
| - M. Vogel | - Andrews |
| - Herchelroath | - Eshelman |
| - T. Price | - Matthews |
| - Thompson | |
| - Moore | |
| - Husic | |

I. Call to Order

- Meeting was called to order at 7:05 PM
- Motion to establish a quorum was accepted and seconded by the participants
- Meeting Agenda, 2022 Meeting Minutes, HOA Financial information distributed via Email.

II. Establishment of a Quorum

- 25 Homeowners established a required 20% quorum for the annual meeting.

III.) Approval of 2022 Annual Meeting Minutes

- Motion made by the president to approve 2022 annual minutes
- Unanimously approved by the homeowners

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

A.) 2023 Revenue & Expenditures thru October 31st 2023:

2023 Financial Expenditures		
Old Iron Estates Homeowners Association For the Period January 1, 2023 through October 31, 2023		
Revenue		
Assessments for 2023	12,150.00	
Assessments for Years Prior to 2023	450.00	
Initiation Assessments	400.00	
Resale Certificate Fees	500.00	
PayPal Fees	45.00	
Interest Income	141.19	
Total Revenue		13,686.19
Expenses		
Landscaping	9,880.00	
Landscaping - Watering Overage Charges	-	
Snow Removal	-	
Maintenance	79.50	
Insurance - Directors & Officers Policy	795.00	
Insurance - Commercial Package Policy	1,594.00	
Legal Fees	-	
Block Party	898.99	
Website Fees	-	
P.O. Box	-	
Mailing & Supplies	-	
PayPal Fees	36.59	
Total Expenses		13,284.08
Net Position for the Period January 1, 2023 through October 31, 2023		402.11
Carry Forward Balance from 2022		61,779.45
Cash Position as of October 31, 2023		<u>62,181.56</u>

B.) 2024 Proposed Budget and Projected Expenses

**Old Iron Estates Homeowners Association
2024 Budget**

Revenue			
Assessments for 2024		18,600.00 (1)	
Total Revenue		<u>18,600.00</u>	18,600.00
Operating Expenses			
Landscaping		10,374.00 (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		900.00	
Mailing & Supplies		200.00	
Website Fee		350.00	
Post Office Box Fee		200.00	
		<u>200.00</u>	
Total Operating Expenses			15,382.45
Non-Operating Expenses			
Capital Improvements		10,000.00	
		<u>10,000.00</u>	
Total Non-Operating Expenses			<u>10,000.00</u>
Net Projected Position for the Period January 1, 2023 through December 31, 2023			(6,782.45)
	Carry Forward Balance from 2023 as of 8/31/23		<u>61,779.45</u>
Projected Cash Position at 12/31/24			<u><u>54,997.00</u></u>

C.) 2024 Budget Expectations

- Estimated balance at end of 2024 **\$54,997**
- The 2024 Annual Assessment will increase to **\$200** to keep up with inflation and expenses.
- 2024 Proposed Budget
 - Estimated 5% increase in landscaping quote for 2024 season
 - Estimated 5% increase in insurance quote for 2024-2025
 - Community website fee for 2024 paid in Fall 2023
 - Block Party Budgeted for 2024

Motion to approve 2024 Budget:

- Approved by unanimous vote.

V.) Architectural Review Committee Report

Ongoing ARC Initiatives

- Street Pear Trees Program (Goods Tree Care)
- One homesite to be built in 2024
- Approval of exterior enhancements (Pools, fences, sheds, etc.)
- Landscaping contract with Mabiis Landscaping



Ongoing ARC Initiatives

- Street Pear Trees Program (Goods Tree Care)
- One homesite to be built in 2024
- Approval of exterior enhancements (Pools, fences, sheds, etc.)
- Landscaping contract with Mabius Landscaping



Homeowner Question #1: When will the pear tree spraying program pricing be delivered to homeowners?

Answer: We typically receive our discounted pear tree spraying pricing from Goods Tree Care in February. We are anticipating distributing this information to the homeowners via our Email account, Facebook, as well at the HOA website OldIronEstatesHOA.com

Homeowner Question #2: What options do homeowners have if their pear trees die?

Answer: Following the original charter of Old Iron Estates, which call for street-lined trees, the HOA is requiring homeowners to replace pear trees that die. The Lower Paxton Township shade tree commission has a list of approved tree replacement species. Please submit an architectural alteration form prior to removing and replacing street trees.

VI.) Old Business



Homeowner Question #3: Can the HOA Board share a design of the proposed neighborhood sign?

Answer: The HOA Board is working with Stoner Graphic Design & Signs to develop a neighborhood sign prototype design. Once a design is forwarded to the Board, the Board will share it with the neighborhood for feedback prior to commencing construction.

VII.) Election of Board of Directors

- 2 Board Directors were up for reelection for another 2-year term
- 1 Board Director is retiring

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: 25

Nay: 0

Board of Directors Reelected:

- * George Bibikos
- * Trevor Davis

Board of Director Seats Open

- 1 open seat
- No new candidates put forward
- Board will explore appointment of homeowner to open seat.

VIII.) Unit Owner Forum

Homeowner Question #4: Can the HOA Board address the box truck that is frequently blocking the right of way at the Farmcrest Ln median?

Answer: The HOA Board has contacted the homeowner responsible for the box truck several times regarding safety concerns and overall parking concerns at the Farmcrest Ln median. Enforcement has been difficult regarding this specific ongoing parking issue. Old Iron Estates streets are public township property. The HOA is exploring options working with the township to address this issue.

IX.) Motion to Adjourn

- Meeting adjourned at 7:43 PM

X.) Next Meeting

- The next scheduled Board of Directors meeting will be determined at a later date TBD in December 2023