



Old Iron Estates Homeowners Association

2025 Q1 Meeting

Wednesday, April 9th, 2025

I. Call to Order

- ***Directors present:*** Trevor Davis, George Bibikos, Erin Stahlnecker, Bill Sutton, Kelly Thompson

II. Establishment of a Quorum

- Quorum reached at 7:00 PM

III. Approval of the Minutes from the 2024 Annual Meeting

- Motion to approve 2024 Annual Meeting Minutes (Held 2/8/25)
- Motion approved, all in favor

IV. Treasurer's Report

- 2026 Assessments received: \$7,417.50
- Past 2025 Assessments received: \$1600.00
- End of March 2025 balance: \$70,092

Old Iron Estates Homeowners Association Trial Balance
March 31, 2025

Account	Description	3/1/2025		3/31/2025	
		Beginning Balance	Debit Activity	Credit Activity	Ending Balance
100	Cash - Centric Bank	70,074.19	17.84	-	70,092.03
110	Accounts Receivable - Association Dues	-	-	-	-
120	Prepaid Expenses	-	-	-	-
130	Cash - PayPal account	-	-	-	-
200	Accounts Payable	-	-	-	-
290	Retained Earnings	(65,226.52)	-	-	(65,226.52)
300	2025 Assessments	(13,550.00)	-	-	(13,550.00)
310	Assessments Prior to 2025	(1,600.00)	-	-	(1,600.00)
330	Initiation Assessments	-	-	-	-
340	PayPal 5% increase charge	(37.50)	-	-	(37.50)
350	Interest Income	(34.49)	-	17.84	(52.33)
360	Resale certificate fee	-	-	-	-
370	Late Fees	-	-	-	-
380	Legal Settlement	-	-	-	-
400	Landscaping	-	-	-	-
401	Snow Removal	200.00	-	-	200.00
402	Maintenance	-	-	-	-
403	Landscaping - Water Overage	-	-	-	-
410	Insurance - Directors & Officers	-	-	-	-
411	Insurance - Commercial Package	-	-	-	-
420	Block Party	-	-	-	-
421	Taxes - School	-	-	-	-
430	Legal fees	-	-	-	-
440	Mailing	-	-	-	-
441	Supplies	-	-	-	-
442	Printing	-	-	-	-
443	PO Box	-	-	-	-
444	HOA Meetings	-	-	-	-
450	Bank Fees	-	-	-	-
451	Website Fees	-	-	-	-
452	PayPal fees	25.04	-	-	25.04
460	Entrance Sign Fees	10,149.28	-	-	10,149.28
		(0.00)	17.84	17.84	(0.00)
		Annual Net (Income)/Loss		(4,865.51)	
		Total Revenue		(15,239.83)	
		Total Expenses		10,374.32	

Mar-25
Monthly Rev/Exp

V. ARC Report

- Approval of 2025 landscaping quote

- 2025 Landscaping quote showed a 10% increase. Board reached out to Mabius landscaping to discuss increase. Mutual agreement to 10% increase but locked in for 2 years. Motion to approve 2025 landscaping quote

- ARC Submission for exterior deck/screened in patio

- Reviewed and recommended for approval by ARC committee

V. Old Business

- Neighborhood sign to commence construction late summer 2025
- Stoner Graphics hired as contractor
- Awaiting final permits approval from Lower Paxton Township

VII. New Business

- HOA Website reestablished following discontinuation of prior website due to rising costs.

VIII. Adjournment

- 8:05 PM
- Next Meeting, June 2025