

Old Iron Estates

Q3 HOA Annual Meeting Minutes

OIE HOA Board Meeting Summary

- Meeting was held October 1st, 2025
- Attendees: George A. Bibikos, Kelly Hoover, Trevor Davis, Erin Stahlnecker
- Quorum established; 7:05 PM

Financial Update: Treasurer

- **July** payments: Payment to Cincinnati Insurance (\$1,682) for annual community liability insurance.
- **August:** No vendor payments
- **September:**
 - Second payment to Mabius Landscape (\$6,120)
- Current HOA account balance: ~\$58,000

Architectural Review Committee (ARC) Updates

- **Pool Installation Application** (Herb & Anne Marie Ring, 6466 McCormick Lane)
 - Application - water management plan lacking details
 - Area has history of flooding issues where properties meet
 - Decision: Application was approved with stipulation, citing water management requirements.
- **Fence Installation** (Karl Krow - non-HOA resident, involves 6414 & 6416 McCormick Lane)
 - Property on Hunter's Run backs to Pierce (6416) and Senko (6414) properties
 - Wants to install black aluminum fence to protect arborvitae along backside of property.
 - Issue: Fence construction would be several feet over property line, affecting two properties in HOA (Pierce/Sanko)
 - Both HOA homeowners approved installation verbally with owner, awaiting written consent.
 - Decision: Homeowners instructed to obtain easement between the two parties rather than involving the HOA and homeowners.

Old Business: Township Sign Update

- Sign application was approved by Zoning Hearing Board of Lower Paxton Township
- Sign conformed to all requirements
- Date of construction: 10/24/2025 for 2nd sign at Farmcrest Ln.

New Business: Miscellaneous Items

- Stormwater classification changes
 - Some homeowners received notices about "urbanized area" classification
 - Will result in higher stormwater fees
 - Not all homeowners received notices
 - No HOA action required
- Fresh dirt dumped at cell tower site - continue to monitor
- Annual meeting planned for Early 2026

Adjourn:

- Meeting ended at 8:11 PM
- Next meeting time and date: TBD, planned for December 2025