

Ironwood Village Homeowners Association

Board of Directors Meeting Minutes

Date: July 21, 2026

Location: Zoom Meeting

Call to Order: 6:07 PM

Board Members Present

- Shannon Robinson, President
 - Kate Saldana, Director
 - Lorenzo Cachia, Director
 - Christy Wood, Director
 - Marie Pipes, Secretary
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1. Insurance Renewal

The Board discussed the upcoming HOA insurance renewal. Jeff advised that the current renewal premium is expected to increase approximately **\$12,000** over the prior year. He recommended obtaining quotes through **Rich Bales of the Avanti Group**, citing improved responsiveness and service.

Motion

Motion by: Shannon Robinson

To authorize Jeff to work with Rich Bales of the Avanti Group to obtain insurance quotes and pursue coverage options for the Association.

Second: Lorenzo Cachia

Vote: Unanimously Approved.

2. Roof Replacement Project Update

Jeff's written project update was reviewed.

Project Schedule

- Roof replacement is scheduled to begin **mid-August**, following Jeff's return from vacation.
- Beginning after his return will allow project oversight, inspections, and photo documentation throughout construction.
- Roofing will begin with Christy's building and proceed through the community according to the project schedule.

Roof Vent and Plumbing Boot Upgrades

The Board discussed upgrading:

- Vinyl roof vents to metal roof vents.
- Standard plumbing boots to upgraded components.

Because pricing had not yet been received, the Board determined additional information was needed before making a decision.

Action Taken

- Discussion only.
 - No motion.
 - Item tabled pending receipt of contractor pricing.
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3. Roof Replacement Funding

The Board confirmed:

- Shannon's roof replacement cost of **\$27,500** was previously approved as part of the mediation agreement.
 - The expense will be paid from Association reserve funds.
 - No special assessment is anticipated for homeowners.
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4. Satellite Dish Policy

The Board reviewed recommendations from the roofing contractor regarding satellite dishes.

The contractor recommended:

- No satellite dishes be mounted directly to roof shingles.
- Existing roof-mounted dishes be removed prior to roofing.
- Homeowners wishing to continue satellite service must relocate dishes to an approved fascia or alternate mounting location at the homeowner's expense.
- Jeff will notify all affected homeowners before construction begins.

Motion 1

Motion by: Shannon Robinson

To prohibit installation of satellite dishes directly on roof shingles.

Motion 2

Motion by: Shannon Robinson

To authorize Jeff to send written notices to homeowners regarding satellite dish removal, relocation requirements, and roofing project procedures.

Second: Kate Saldana (Marie Pipes also expressed a second in discussion.)

Vote: Unanimously Approved.

5. Parking During Roof Construction

The Board reviewed contractor recommendations regarding temporary parking during construction.

Residents will:

- Not be permitted to park in driveways or garages while roofing work is taking place on their building.
- Be allowed temporary parking in designated areas across the street where temporary no-parking restrictions will be suspended.

Action Taken

- No formal motion required.
 - Information will be included in homeowner communications.
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6. Attic and Vent Inspections

The Board reviewed contractor procedures during roof replacement.

The contractor will:

- Inspect attic ventilation.
- Verify vent connections.
- Inspect plumbing vent pipes.

If damaged plumbing vent pipes serving an individual unit are discovered, repairs will be the responsibility of the affected homeowner.

Action Taken

- Information only.
 - No motion required.
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7. Roof Upgrade Cost Discussion

The Board continued discussing possible approval of:

- Metal roof vents
- Upgraded plumbing boots

Members discussed establishing a maximum dollar amount for approval without requiring another Board meeting. The Board also reviewed reserve balances to determine available funding.

Motion

Motion by: Shannon Robinson

To authorize approval of the metal box vents and upgraded plumbing boots if the quote is not over \$10,000. If it goes over \$10,000, it must go back to the board for approval.

Second: Lorenzo Cachia

Vote: Unanimously Approved.

8. Financial Review

The Board reviewed current Association financial balances, including:

- Operating funds
- Reserve funds
- Litigation account balances

Members verified reserve balances to evaluate available funding for roofing improvements and upcoming insurance costs. No action was required.

9. Insurance Timeline

The Board confirmed:

- Current insurance expires on **August 20, 2026**.
- If necessary, the Association can renew the current policy while alternative quotes are finalized, with the expectation of receiving a prorated refund should another carrier be selected.

No motion was required.

Adjournment

With no further business, the meeting concluded at approximately **6:55 PM**.

Meeting minutes submitted by Marie Pipes, Ironwood HOA Board Secretary