

Ironwood Village Annual Meeting

February 17, 2026

I. Call to order

Board President, Shannon Robinson called to order the annual meeting of the Ironwood Village Homeowners at 6:00 p.m. on 02/17/2026 at the Altoona Library.

II. Attendance

In attendance were Board members: Shannon Robinson Unit 2177, President; Christy Wood Unit 2141, Director; Lorenzo Cachia Unit 2231, Director; Kate Saldana Unit 2181, Director; Marie Pipes Unit 2249, Secretary.

PM By Design Property Manager, Jeff Horner.

Homeowners/Proxy from Units 2161, 2165, 2169, 2177, 2183, 2145, 2153, 2157, 2247, 2185, 2189, 2195, 2197, 2233, 2239, 2241

III. General Information

- a) Introductions of all in attendance.
- b) Quorum was established with over 19 in attendance and with proxies. 1/3 or 11 was needed to establish the quorum.
- c) Instructions provided by Jeff on how to access the Resident's Portal through the residentcenter.com by accessing the top right hand corner for login. Email is the user id and use Forgot Password if unsure of the password.
- d) Finances:
 - i) As of meeting, \$8996.60 in checking and \$90,621.40 in reserve creating a cash balance of \$99,618.00.
 - ii) Current liability of \$8000.00 due to borrowing from reserves to cover attorney fees.
 - iii) The minimum reserve requirement is 10% to maintain FHA eligibility for unit sales. This is the dues were raised to \$250.00 monthly so that could be met.
 - (1) It was noted that healthy associations put away 25 to 30% into reserves.
- e) Roofing Update:

- i) Mallory law firm completed discovery around Christmas time 2025.
- ii) A court date is set but they are trying to get a Mediation date set in mid to late March.
- iii) The Contractor subbed out the work twice.
- iv) Jeff would like homeowners to submit pictures of any damage or icicles with details, physician information, what damage occurred and when. Sent to admin@pm-bydesign.com

IV. Business

- a) Assessment Lien:
 - i) Jeff explained that the proposal is to place a \$14,000 assessment as a lien on all properties within Ironwood Village, to be activated only when homeowners sell their properties. He clarified that the lien would be used to cover potential costs if the association loses a lawsuit, and if the association wins, the lien would be lifted and the money returned to homeowners with interest.
 - ii) Motion made by Kate Saldana to approve the \$14,000 lien against each property when it goes up for sale. Pat Granneman seconded the motion.
 - iii) Discussion:
 - (1) When trying to sell the unit, it's common for an assessment to in place when there are pending issues.
 - (2) Recommended amount is based on quotes received to fix the roofs and the full amount was divided by the number of units.
 - (3) A special assessment strengthens our case with the lawsuit as we are not just sitting back and waiting for something to happen.
 - (4) Questions & Answers
 - (a) Why wouldn't we fix the roof so we can see all of the damage?
 - (i) The lawyer recommended that the roofs not be fixed until the lawsuit is complete.
 - (b) Did they (Roofing companies) have insurance?
 - (i) Yes – the lawsuit is with the insurance companies.
 - iv) Vote: 14 for yes, 5 for no. Motion passed and money will go into Ironwood Trust.

V. Adjournment

A motion was made by Kate Saldana to adjourn the meeting, and Lorenzo Cachia seconded the motion. Meeting adjourned at 6:55 p.m.

Minutes submitted by Marie Pipes, Board Secretary.