

Mill Iron 5 Annual Meeting

February 24, 2026

Johnstown YMCA

Attended by 23 homeowners represented with additional 4 proxies for voting purposes.

Ron Roberts, President opened the meeting with a welcome and introduction of our new neighbors, Trey and Deb Beard of 3570 Mill Iron Ct. Those present introduced themselves to Trey and Deb.

2025 Budget: Ron led a discussion of the 2025 budget since Paula was unable to attend.

There were several questions regarding the need of a 1099 form from the HOA for excess Mineral royalty funds dispersed during 2025. It was the opinion of some that this was not necessary, but clarification was needed from our CPA. It was also voiced that written clarification was needed of how specific spending amounts are assigned to the budget.

Other questions were raised regarding the amount of surplus money in the HOA accounts (\$63,298.76) and if this should be credited back to homeowners or used to reduce the HOA fees or kept in reserve. It was also brought up that a Reserve Fund study may be needed to determine how much money can be held in reserve.

The Homeowner Relations line item of \$4657.50 was brought up by Drew Guffey and discussion relating to the Christmas lighting ensued. Trent Malm thought that \$2000 would be needed to put up lights (which we now own) in the future. This expense needs to be added to the budget going forward. The lights are being stored at Elliot Landscaping for no charge. Concern was voiced that funds not allocated in the budget and over \$100 per lot (Covenant section 6.5) need to be voted on.

Albert Kammerzell and Ron Roberts gave an update on the water system project and information regarding more electrical work that may be needed as well as leaks that may need attention in the coming irrigation season. Ron and Al were asked to put together a recommendation specifying funds that may be needed in 2026 for irrigation water expenses.

Denise Flores and Grace Martin offered to meet with Paula to investigate adding more specific details and the items mentioned above to the 2026 budget.

A vote was taken regarding the 2026 Budget and was NOT accepted until more clarification from Paula could be presented to the homeowners.

A motion was made by Karen Wente and seconded by Ron Roberts that a vote on the 2026 Budget be at a future meeting (after Paula, Denise and Grace have met) with optional attendance via some electronic method (ie. Zoom or other). This motion passed by majority vote.

The ARB (Architectural Review Board)

Ron recognized and thanked Fred and Grace for their 10 years of service on the ARB. Appreciation was expressed by all for their service and all they have done to help our community remain an inviting place to live. It was recommended that Fred and Grace be given a gift certificate to a local eating establishment.

Discussion regarding new members of ARB resulted in two motions. Both Cheryl Clark and Drew Guffey expressed interest in serving on this committee.

A motion was made by Grace and seconded by Ron that Cheryl Clark be added to this committee. A motion was also made by Ron and seconded by (someone) that Drew Guffey be added to the ARB committee.

Both motions passed. Chad Walter will remain on this committee and Ron Roberts will remain as an 'ad hoc' (as needed) member.

The Board of Officers's ballot was presented and a vote took place with the following results:

Officers for 2026 Larry Green, President, Paula Rodriguez, Treasurer and Katie Stewart, Secretary

Reminders of HOA policies included keeping lots clean of debris (Covenants 3.5 and 3.6) and the need for exterior lighting (Covenant 3.30) to be approved by the ARB.

Entrance Work discussion included the update of additional trees and rock at the main entrance. There is a need for an additional tree replacement which needs to be included in the budget. It was also noted that the rock put down at the main entrance was donated by Trent Malm. Both Ron and Trent donated their time in making this needed repair happen.

The need to consider the west entrance was discussed. It was noted as a possibility for solar or electrical be added to this entrance for the purpose of lighting also. No motion was made, but it was noted that something should be included in the budget for this to happen. It was stressed that BOTH entrances needed to be considered when doing enhancements.

New Business:

~ A new backflow inspector is being recommended by the Board. This contact will be posted on the web site along with a list of other service providers that homeowners recommend. Please send recommendations to Katie along with contact information.

~ Fencing repairs are needed and an estimate was requested to add to the 2026 budget (Ron?)

~ It was suggested that an email or text be sent to alert homeowners each time budget updates posted to the web.

~ An HOA summer picnic was suggested. Mike Zrubek and Katie Burack volunteered to head this up.

Motion was made to adjourn by Karen Wente and seconded by (someone)

Respectfully submitted,
Katie Stewart
HOA Secretary