

Mill Iron 5 Ranch Estates Annual HOA Meeting

February 23, 2023

YMCA, Johnstown, 6:30 PM

Present: Ron Roberts, Paula Rodriguez, Chad Walter, Drew Guffey, Fred Martin, Grace Martin, Al Kammerzell, Karen Kammerzell, Steve Huval, Jerri Huval, Mike Zrubek, Kathy Zrubek, Katie Stewart and Matt Kohler

Election of Officers: The need for a secretary was brought to the attention of those present along with a job description. Katie Stewart volunteered to serve in this capacity (with Jerri Huval as a backup as needed). There was a motion made and a vote taken to approve Katie as the HOA secretary for the coming year.

Water: Steve provided an update of water usage in 2022 and the needs for 2023. He distributed a detailed spreadsheet to those present of the usage of water during the 2022 irrigation season. There was mention of our ditch rider's generosity in providing us with water. Steve will continue to monitor the pond level and would appreciate each homeowner adhering to his requests to water abundantly or NOT water as the pond level determines. (note: when *extra watering* is allowed, this refers to the specific day allotted to you for watering.) Thanks goes to Steve for his excellent handling of our irrigation water needs.

There was also discussion regarding the unequal division of 'odd' vs. 'even' numbered addresses. A suggestion was made to water by lot numbers instead. There will be a decision made by the board and residents will be advised as we get closer to the summer season.

A thank you to Paula and Albert who work on our water purchases each year. Paula will again contact UNC in the coming month regarding purchasing water from them. It was noted that there is a need to document procedures for the next generation.

Discussion ensued regarding a neighbor wanting access to our water box. This issue will be handled by Steve, Ron and Albert. Members are encouraged to join or direct question to them.

Repairs: The Stewart's leak in the main line still needs to be fixed before the irrigation can be turned on. There was a discussion regarding how to coordinate this process. It was suggested that a project form be made available in the future to clarify who is responsible for getting repairs scheduled and who is responsible for payment of such.

Mention was made of how good the entrances look.

There is erosion of the north side of the pond that needs to be addressed.

If pocket gophers are noticed this year, please contact Paula to get the name of the person who can deal with this at a reduced fee.

Pump: The plans for maintaining the pump include getting a new cage. Ron plans to look into this.

Dues: HOA dues will remain the same this year at \$575 per lot with an additional water fee based on the square footage of water used for irrigation. The need to update the square footage map was mentioned. HOA dues for 2023 will be invoiced to each homeowner in the coming month.

Budget: The budget Profit and Loss Year Comparison was presented by Paula. A copy of this document can be found on the Mill Iron 5 website. Please log into your account (or create an account) at <https://milliron5estates.communitysite.com>

Discussion of 3550 Mill Iron Ct. - The request for a second home at 3550 is no longer an issue since the homeowner has withdrawn the request. There was discussion as to whether an attorney needs to be hired to revise our covenants to include a statement about any issues that cause a need to hire a lawyer. There was not a motion made, but instead a suggestion was made to add a notice to the project form (see above) of who is responsible for legal fees if a lawyer is hired.

Other items discussed:

It was noted that Grace and Steve have boxes of Mill Iron documents from the past. This includes history and architectural information.

It was noted that taxes and insurance costs are increasing.

Mowing of the common areas has been done over the years by Lee and/or his grandson. Ron will contact him to see what the status is for this coming summer. Ron has also been taking care of fertilizer and weed killer for the common grass areas. Thank you Ron!

A reminder to all that projects or repairs need to be approved by the HOA board or the architectural review board. A form will be available on the Mill Iron website in the near future.

Respectfully submitted,

Katie Stewart