

Mill Iron 5 Meeting

May 6, 2025

YMCA

Attended by 13 homeowner units, with an additional 4 proxies for voting purposes

Ron Roberts, President opened the meeting

Water report: Al gave an update on the pump system. The building is complete, and the company is waiting on a part to install the new system. Ron will be the one calling for water. Ron and Al will be monitoring the water card and calls weekly. Ron will be checking with the Greeley-Loveland Ditch Co to see if there is more water to rent or buy.

Back Flow Inspection: May 16th, 2025

Vice-President position: Paula read the Executive's Board reasons why they do not recommend a vice-president position. Discussion took place and the board's recommendation was accepted.

Bylaw changes recommended by the Board

1. Bylaw Article III, Section 3. Add "meeting notices shall be hand delivered or emailed or sent via USPS as well as posted to the HOA website" was approved as amended to read "**meeting notices shall be hand delivered or sent via USPS, and emailed as well as posted to the HOA website**"
2. Treasurer job description: Change "the annual audit. . . made by the audit committee" to include "**or an opinion letter from a qualified professional engaged by the HOA that certifies our account books**" was approved.
3. Article X concerning the nomination of officers: "The Association shall appoint a nominating committee **OR the Executive Board shall ask for nomination to be submitted directly to them**" was approved.

Cheryl Clark said she could assist in hand delivering HOA meeting notices.

Discussion was held regarding an audit of the Treasurer's books. It was suggested that quarterly updates be made to the website. Paula will see if there is any way whenever she adds something to the website if an alert could automatically be sent to the homeowners.

Reminder, all board meetings are open to homeowners.

Christmas lights at the entrances: Paula received an estimate of \$4600 for lights on the trees at the entrance and the trees on the common area. The west entrance does not have electricity. We received over \$3000 in Severance tax refund that could be used for that. Discussion was held about reducing that to just around the signs at the entrances. There could be solar lights at the west entrance. No committee was formed, so Paula, Ron, and Trent will see what kind of an estimate we could get for just the signs with Christmas lighting and present at a future meeting. No vote was taken.

Chicken proposal: The proposal was withdrawn but thanks were given to all that worked on that committee with the information they presented. Discussion was held about HOA covenants and that they can be more restrictive than State and Local Government.

Meeting was adjourned.

Respectfully submitted,
Karen Kammerzell