

Ian's Way HOA Annual Meeting

Sunday 10/1/2023. 6:30pm-7:45pm

Members in Attendance:

#16 Joe Ferreira

#22 Mary Beth Blanchette

#25 Andy/Jenn Jackson

#26 Kevin/Karen Lindsay

#29 Jaclyn Silva

#34 Steve/Beth Voce

#35 (absent) Beth Kuchinski/Kevin Harvey

#40 Brittany Carville

#41 Don/Chris Hamann

#44 Joe DeFlumeri

#49 Ralph Crane

#50 Nicole Hickman

#53 (absent) Will/Darcy Clay

#55 (absent) Steve/Judy Behre

#57 (absent) Tabitha Scott and Paul

NEW Neighbors: Tabitha Scott and Paul

HOA 2023 Finances Status Summary/Review. A copy will be provided from Ralph if requested. All expenses, etc, up to date.

Roles, responsibilities, expectations of HOA- Officers, PH stewards (position will be eliminated, please see below)

Annual Election of Officers and Other Board Members:

Current, 2023--- Proposed/voted in for 2024 at tonights meeting

Steve Voce, President--- Don Hamann voted in

Ralph Crane, Treasurer--- same, voted in

Jenn Jackson, Secretary--- same, voted in

Beth Kucinski, Board Member/Director 4--- Joe Deflumeri voted in (as new PH manager position)

Andy Jackson, Board Member/ Director 5--- same, voted in

PH #1 Steward, Justin Silva (position eliminated, see below)

PH #2 Steward, Joe Deflumeri (position eliminated, see below)

PH Maintenance Updates/Status. Chlorine injection system and testing: We had some good/bad months in terms of follow-through and water testing results. Large problems found by Second Wind with their inspections. PH1 was critically low in chlorine (and therefore iron, arsenic, manganese were all high). PH 2 chlorine was extremely high. After multiple trips by both Second Wind and Steve for several rounds of testing, water quality levels in both PH's are now where they should be

Decision was made to eliminate PH stewards positions. Decision made by officers to have one primary person be responsible for both PH's, 2x/month. Joe Deflumeri was nominated and accepted this role. His annual HOA fee of \$600 will be eliminated for "payment" of this role t/o the year. Andy Jackson will be backup if Joe is unavailable/away, with "payment" of \$150 (ie, yearly fee reduction to \$450). Primary and backup PH managers will consult monthly and as needed, in addition to being a 2nd pair of eyes for any PH concerns. We will keep 2 test kits on hand for quick access (one with Joe, one with Andy)

Will purchase fire extinguishers for each PH this fall

Roofs on both PH's were replaced in 2023

Tank cleaning needs to be scheduled (lots of sediment in bottom of tanks). Entire tanks need to be drained. Each tank will need a day to clean them out, and water will be off for likely 8-12hrs on each side of the road. Homeowners will be notified of these dates beforehand to plan accordingly . Dates TBA this fall

Re-piping. Steve will do this work this fall (he is a pipe-fitter by trade). Galvanized pipes are coming out, and will be replaced with stainless steel (which does not corrode)

Updates/Revisions on the New Homeowner Annual Responsibilities. To include Joe's new role as PH Manager (see above)

Definition of "Opt Out" and Additional Costs to do so. Eliminated "opt out option" for water maintenance d/t PH issues as noted above with Joe's new role

Common Area Lawn Cutting. If not completed, then there will be an automatic charge to that homeowner. The homeowner is responsible for ALL common areas. If you have opted to pay for your scheduled lawn mowing and it doesn't get done homeowner is still responsible. This includes the fence line on both sides of the entrance to Ian's Way. 2024 schedule will be released at future date

Scheduling of Neighborhood Clean Up Day(s) 11/18 or 11/19 /2023. Planned 11/18 with 11/19 as a back up date for inclement weather. 10:00am start time with potential neighborhood block party for lunch after. If you are unable to make the date, please do some work ahead of time and let us know what you've done. Work to be done: cleanup sign area, culverts, raking, path in woods, PH work, adding in No Trespassing signs around common areas, etc – please bring rakes, tools, yard-carts, leaf bags, etc

HOA Annual Dues Update for 2024. Currently at \$600/year/household. Will keep annual dues at the current rate at this time. Please be timely and responsible for your own HOA dues and payment schedule (ie, pay all at once, quarterly installments, etc- just let Ralph know your plan if not paid in full in January

New HOA Liability Insurance Policy for the HOA Common Land Areas. Beth has been working on obtaining quotes for a \$1-2 million policy (to cover PH's and all common areas). 11 different insurance companies have currently denied us, bc we have not had insurance for the past 3 years. Beth is still working on this. Chris Carville will also look into it, as he works for an insurance company. We have pictures of the wellhouses and by-laws available if companies need that info

Open Forum. Info on DigSafe. Needs to be used for install of fences, new septic systems, etc

Tree on wooded common area property line. Concerns of a neighbor on Woodside. Large oak tree located~ 70% on neighbors side of the rock wall. We need to find the official property boundary/survey markers back by the rock wall. Arborist came up to inspect recently. He said the neighbors property/ homeowners insurance should cover her if the tree fell and caused damage and that we would not be liable. Neighbor did not get an estimate on tree removal as was requested by HOA (She has requested that the HOA covers 50% of the cost of removal). Tree is now marked/painted, pictures taken. Will be addressed further if neighbor continues to pursue, otherwise we'll take a "wait and see approach."

Please **monitor 3 street lights** and let Don Hamann know if they go out again.

Proposal was made for **neighborhood block-party/** cookout after cleanup day