

Ian's Way HOA Annual Meeting

Sunday 10-5-2025 | 6:30pm-8pm

HOA 2025 Finances Status Summary/Review. A copy will be provided from Ralph if requested. All expenses, etc, up to date.

- Don added to Bank account

Roles, responsibilities, expectations of HOA - Officers, PH Manager – see attached

Annual Election of Officers and Other Board Members:

Nominations / Volunteers for positions

| Position | Current 2025 | Elected 2026 |
|----------------|---------------|--------------|
| President | Donald Hamann | |
| Treasurer | Ralph Crane | |
| Secretary | Jaclyn Silva | |
| Board Member 4 | Beth Kucinski | |
| Board Member 5 | Andy Jackson | |
| PH Manager | Joe Deflumeri | |
| PH Manager BAK | Andy Jackson | |

PH Maintenance Updates/Status.

- Chlorine injection system and testing:
 - We continue to test on a regular basis
 - We keep 2 test kits on hand for quick access (one with Joe, one with Andy)
- Secondwind maintenance and testing scheduled to be done soon.
 - *We may need a special collection to cover this cost.*
- Primary and backup PH managers will consult monthly and as needed, in addition to being a 2nd pair of eyes for any PH concerns.
- Purchase fire extinguishers for each PH
- Purchase new Heaters for each PH
- **New well pump:** installed for PH 2. Cost \$2800.
- **Tank cleaning:** Has been completed on both PH
- **Re-piping.** Steve replaced galvanized pipes with stainless steel (which does not corrode)

Updates/Revisions on the Homeowner Annual Responsibilities.

Common Area Lawn Cutting. If not completed, then there will be an automatic \$150 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. 2026 schedule will be released at future date

Scheduling of Neighborhood Clean Up Day(s) 10/18 or 10/25 /2025 9:00 am start time. 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:**
 - Clearing around pond for access to allow pond maintenance,
 - This should be an ongoing process along with mowing if possible.
 - Cleanup sign area, culverts, raking, path in woods, etc.
 - PH work, adding No Trespassing signs around common areas as needed, etc
 - Please bring rakes, tools, yard-carts, leaf bags, etc

HOA Annual Dues Update for 2026. Currently at \$800 + \$200 Capital Reserve Fund /year/household.

- ❖ **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

Open Forum. Info on DigSafe. Needs to be used for installation of fences, new septic systems, or any digging on site etc

Please **monitor 3 streetlights** and let Don Hamann know if they go out.

City has been notified on missing Ian's Way street sign.