IRON HORSE CANYON

**Homeowners Association, Inc.**

14603 Huebner Road, Building 40

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(210) 561-0606

[**www.ironhorsecanyonhoa.com**](http://www.ironhorsecanyonhoa.com)

**Board of Directors Meeting**

**October 31, 2023**

**Present:** Scott Granneman **Also Present**: Cathy Williams, DAMC

 Craig Sanders 4 homeowners

Larry Kovach

Absent: David Cato

Julie Garcia

1. **CALL TO ORDER**

With a quorum (3 of 5) of Directors present, and 3 directors present, the meeting of the Board of Directors was called to order at 3:31pm by President Scott Granneman.

1. **RESIDENTS FORUM**
* No questions submitted
1. **APPROVAL OF MINUTES**

The minutes of the October 25, 2022, board of directors meeting were approved as submitted.

1. **TREASURERS REPORT**

As of September 30, 2023, the association had $133,683.75 in operating funds and $240,490.73 in reserve funds. There are $15,121.66 in outstanding assessments. CDAR renewal in December 2023.

1. **RATIFICATION OF ELECTRONIC APPROVALS**

The following items were ratified by unanimous vote of the Board:

* *Bill Gregory $3070.56 AMTrust (Insurance) $14,946*
* *Bill Gregory $3284.55 Insgroup (Insurance) $3,031*
* *Expert Lawn $16,733.39 TEXDOOR (pool access cards) $535.84*
* *Stain Your Fence $996, $440*
* ***Reserves***
* *Stain Your Fence $1899. $1499, $8437, $2857, $1220, $2604, $1687, $2584, $2662, $8505*
* *Expert Lawn $2,505.60*
1. **UNFINISHED BUSINESS/ NEW BUSINESS**
* The annual meeting will be held December 12, 2023, at 7:00pm via Zoom.
* 2024 budget was reviewed and approved with no increase in assessments.
* Rec Center Security
* Firewise inspection – there will be a physical audit of the community and will receive a report on the condition of the community. Concern about the

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SAWS easement. Being a Firewise community will improve insurance rates for homeowners. There are only two (2) communities in Helotes with the Firewise determination.

* Ms. Williams will find companies for pool resurfacing
* Cameras at the entrance to the Recreation center
1. **EXECUTIVE SESSION 4:15 pm**
* The Board approved the following accounts to be sent to the attorney for collectionXXXX142, XXXX316, XXXX906, XXXX031,XXXX326,
* Violations:
	+ Fine the following accounts: XXXX316, XXXX031

1. **RETURN TO OPEN SESSION/REPORT TO COMMUNITY 4:30pm**

The residents were informed of the determination for the 5 accounts to be sent to the attorney**.**

1. **SET TIME/DATE FOR NEXT MEETING**

Annual meeting scheduled for December 12, 2023 via Zoom at 7:00pm.

1. **ADJOURNMENT**

With no further business to come before those assembled the meeting was adjourned at 4:35pm.

 Respectfully submitted,

 Cathy Williams, Recording Secretary