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**Homeowners Association, Inc.**

14603 Huebner Road, Building 40

San Antonio, Tx 78230

(210) 561-0606

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

**Board of Directors Meeting**

**March 21, 2022**

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

Craig Sanders 5 homeowners

Larry Kovach

David Cato

Julie Garcia

1. **CALL TO ORDER**

With a quorum (3 of 5) of Directors present, and 5 directors present, the meeting of the Board of Directors was called to order at 7:04pm by President Scott Granneman.

1. **RESIDENTS FORUM**

* Request from city council candidate to place signs at the entrance of the community – denied
* Power washing of walls along Iron Horse Way – not at this time

1. **APPROVAL OF MINUTES**

* The minutes of the November 3, 2021 board of directors meeting were approved as submitted.
* The minutes of the Organizational, December 14, 2021 meeting were approved as submitted

1. **TREASURERS REPORT**

As of February 28, 2022 the association had $116,077.97 in operating funds and $215,860.39 in reserve funds. There are $20,267.23 in outstanding assessments

1. **RATIFICATION OF ELECTRONIC APPROVALS**

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

2022-01-14; D.Cato approves irrigation repairs for $983 + tax.

2022-01-18; BOD approves sending delinquent accounts to the collection’s attorney. Acct #XXXX875 & #XXXX002

2022-01-31; BOD agreed to affirm in whole the ACCs decision to deny an ACC request for a storage shed that substantially exceeded the allowed height for an outbuilding.

2022-02-01; BOD approves annual renewal of INSGROUP D&O policy for $3,091.

2022-02-22; D.Cato approves pool equipment repairs for $4,047.47.

2022-02-23; BOD approves 2022 pool opening for March 12th and closing for October 30th and pool days of operations Tuesday through Sunday 8 am to 9 pm. All amenities closed on Monday.

2022-02-23; BOD approves C.Sanders to spend approximately $600 to purchase material to construct 25 flags with poles to be placed at all entrances and occasionally along Iron Horse Way for certain nationally recognized flag holidays.

2022-03-06; BOD approves D. Cato to spend approximately $103.62 for the purchase of straps to secure the safety cushions around all of the basketball goals.

2022-03-10; D.Cato approves playground mulch for $3,119.31

2022-03-21; BOD approved 5% increase in electrical contract cost.

2022-03-21; BOD approved ELK to provide additional services of 2 hours per every 4 weeks above the existing cleaning contract to for inspection and maintenance of the basketball court.

1. **UNFINISHED BUSINESS**

* Recreation Center Inspection – An inspection was conducted by members of the Board with the following items to be addressed:
  + Fencing around the pool, handrail and turtle back closer on gate, proposal for repairs was provided by Gate Services in the amount of $4484.
  + Fencing around the basketball court is loose. Ms. Williams will find individual to fix.
  + Ms. Williams contacted Park & Play to have the shades over the playground to tighten the shades, cost up to $750.
  + Trash can lids need to be replaced (flaps are broken)
  + Mulch on playground has been replaced by Expert Lawn
  + Pool furniture/power washing of wall in pool area has been completed
  + New signage for pool rules, age and guest policy
  + The new pool filters are leaking, Interpool has been contacted to repair.
* Interpool has requested a five (5%) percent increase in the contract for a fuel surcharge. The Board did not have a problem with the surcharge, but felt it should be broken out on the monthly invoice so it could easily be tracked and eliminated when fuel costs drop. The contract was increased in November. Ms. Williams will contact.
* Detention Pond graffiti in detention pond area- Mr. Granneman will get paint to cover it.
* The area between the recreation Center up to the Estates will be reviewed to be cleared. A proposal was given by Expert Lawn to be done on a semi-annual basis.
* Reserve Study Action Items
  + Entrance
  + Pool resurfacing

1. **NEW BUSINESS**

* Due to the new legislation, any contract over $50,000 must be rebid. The only contract that exceeds this is the landscaping.
* Mr. Smart (Smart electric) has reviewed the entrance lighting and has determined the lighting needs to be replaced. Proposal will be sent.
* Janitorial ELK will be paid an additional two (2) hours every other week to make adjustments to the basketball court (replace nets etc.).
* Deposits for parties at the pool will be deposited prior to the event to ensure the area is cleaned after the event.
* Community Garage Sale will be the first Saturday in April and October.

1. **EXECUTIVE SESSION 8:25**

* The Board approved the following accounts to be sent to the attorney for collection: XXXX521, XXXX463, XXXX342, XXXX358, XXXX258, XXXX066
* Two accounts approved for foreclosure: XXXX000, XXXX989.

1. **RETURN TO OPEN SESSION 8:51pm**
2. **SET TIME/DATE FOR NEXT MEETING**

No date set for next meeting

1. **ADJOURNMENT**

With no further business to come before those assembled the meeting was adjourned at 8:52pm.