IRONBRIDGE PROPERTY OWNERS ASSOCIATION
c/o Key Stone Management
BOD MEETING MINUTES
August 17, 2026 at 5pm via Zoom

1. **Call to Order / Verification of Quorum:**
The meeting was called to order at 5:04pm. Directors present: Connie Meine, Alice Angier, Eric Whiting, Gary Beach and Mark Bruaski. With quorum present, the meeting commenced. Also present was Courtney, Nadia and Torin Nel from Key Stone Management (KSM). There were 5 owners on the call: Linda Lewis, Rich Tarmey, James Hein, Melissa Horne, Marianne Neiley.

2. **Changes / Additions to the Agenda:**
Addition: 8.c) Street bump painting.

3. **Approval of Previous Minutes:**
The meeting minutes for 07/20/26 were motioned as approved by Gary Beach and seconded by Alice Angier, all present agreed with Mark Bruaski abstaining from the vote as he was not present at the meeting.

4. **Email Approvals:**
- 08/10 Approval of new board member – Mark Bruaski

5. **Member Open Forum: (3 minutes per member)**
None.

6. **Committee Reports:**
a) DRB Activity Report:

Small Projects:

LOT	ADDRESS	ACTIVITY	APPROVAL DATE
Lot 20	1820 River Bend Way	Busy with landscaping	05/20/25
Lot 52	399 Blue Heron Drive	Landscape & deck installation	04/07/25
Lot 56	209 Blue Heron Drive	Busy with landscaping / new fence approved	08/28/25
Lot 56	209 Blue Heron Drive	Pergola / Stairs / Hot tub	06/15/26
Lot 60	15 Blue Heron Drive	Busy with landscaping	04/25/25
Lot 95	304 River Bend Way	Solar installation approved	07/30/25
Lot 104	15 Wild Rose Court	Pending greenhouse approval / landscape design	Pending
Lot111	144 Wild Rose Drive	New irrigation install	08/08/26
Lot 129	302 Silver Mountain Drive	New fence	06/01/26
Lot 150	48 Silver Mountain Drive	Various projects – Pending DRC approval	07/10/26
Lot 187	72 Bent Grass Drive	New Deck	09/17/25
Lot 190	121 Red Bluff Vista	Shed & Starlink approved	02/09/26
Lot 191	145 Red Bluff Vista	New AC install	12/16/25
Lot 202	292 Red Bluff Vista	Home remodel / Addition	Pending
Lot 208	148 Red Bluff Vista	Small project – extension of time	07/08/25
Lot 235	670 River Bend Way	New fence	05/21/26
Lot 239	677 River Bend Way	Repainting home	05/27/26
Lot 245	910 River bend Way	New pergola approved	08/09/24
Lot 246	934 River Bend Way	Awaiting owner documents	
Lot 278	279 Blue Heron Vista	Landscape extension	09/10/25
Lot 281	353 Blue Heron Vista	Landscaping	06/01/24
Lot 286	306 Blue Heron Vista	Installation of Artificial Lawn Approved	04/28/25
Remodels & Additions:			
Lot 73	1195 River Bend Way	New detached garage – Pending design change; Time extension – New parking slab with drainage approval	06/02/25 / 07/09/26
New Builds:			
Lot 23	1700 River Bend Way	Awaiting construction drawings & full submittal	
Lot 24	1656 River Bend Way	New Build	04/20/26
Lot 65	1294 River Bend Way	Under construction	06/09/23
Lot 83	392 River Bank Lane	Busy with landscaping – Repaint main color completed	11/04/25 / 07/16/26
Lot 91	382 River bend Way	New build – Under construction / Approved landscape plan	07/24/24 / 07/09/26
Lot 114	295 Silver Mountain Drive	Landscape plan approved - under construction	11/27/24
Lot 116	263 Silver Mountain Drive	Requested final performance review – Schedule August 25th.	Pending

7. **Financials:**
a) Financials:
The financials were reviewed and are in good standing.

8. **Items for Discussion:**

a) New board member:

Connie and fellow board members welcomed Mark Bruaski to the board.

b) Tree's along Ironbridge Drive:

The board will look at having the tree branches trimmed in the Spring, if they are interfering with traffic along Ironbridge Drive.

c) Street bump painting:

With the second phase road sealing completed, only the speed bumps within the phase 2 project were painted. With the winter coming, the board decided to postpone the speed bumps repainting to Spring / early summer '27.

9. **Updates on:**

a) Shared drainage lines – Bids:

The board is still waiting on the final bids to come in.

b) Declaration amendment / revisions:

All final edits should be completed by end August. Connie will prepare a summary to be emailed with the amended Declarations to the ownership in September for a 30 days reviewing period. Zoom Town Halls will be offered during this period to answer any ownership questions. After this period, the attorneys will send the Declarations out for final vote.

c) Walkways repairs - Bids:

KSM has been working with the contractor to get a final bid. With the fall season approaching, this project will possibly be carried over next summer.

10. **Executive Session:**

The board went into executive session at 6:15pm, motioned by Alice Angier and seconded by Eric Whiting, to discuss the below items and emerged at 7:08pm. No votes or actions were taken on the topics.

a) Status on all violations
b) Legal matters
c) Aging report review

11. **Action Items BOD:**

Action list to be created and sent to the board by Connie Meine.

12. **Next Meeting Date:**

The next board meeting was scheduled for Wednesday, September 23, 2026, at 5pm via zoom.

13. **Adjournment:**

The meeting adjourned at 7:08pm.