

IRONBRIDGE PROPERTY OWNERS' ASSOCIATION
c/o Key Stone Management
PO Box 1315, Carbondale, CO 81623
970.989.2227

NOTICE OF BOARD MEETING

This is a Board Meeting all owners are welcome to attend

Tuesday, February 23, 2026 at 5:00pm
To be held via Zoom

Board Meeting Agenda

- 1. Call to Order / Verification of Quorum:**
- 2. Changes / Additions to the Agenda:**
- 3. Approval of Previous Minutes:**
 - 01/20/26 - BOD meeting minutes
- 4. Email Approvals:**
- 5. Member Open Forum (3 minutes per member):**
- 6. Committee Reports: (As applicable)**
 - a) DRC Activity Report
 - b) Aging Report – Executive session
- 7. Financials:**
 - a) 2025 year-end financials and tax return
- 8. Items for Discussion / Action:**
 - a) Phase 111 – Blue Heron boom gate / boulder bid
 - b) Landscape contract
- 9. Updates on:**
 - a) Declaration revisions
 - b) Shared drainage issue, attorney opinion – Next steps
 - c) Club equalization payments – Executive session
 - d) Lot 88 fencing variance – Executive session
 - e) Lot 246 staircase – Executive session
 - f) Improvements request from Lot 111 (vacant land) – Executive session
- 10. Action Items BOD:**
- 11. Next Meeting Date:**
- 12. Executive Session:**
- 13. Adjournment:**