

IRONBRIDGE PROPERTY OWNERS ASSOCIATION
c/o Key Stone Management
BOD MEETING
July 10, 2023, at 6pm
Venue: Ironbridge Golf Club – The Kitchen Restaurant

1. Call to Order / Verification of Quorum:

The meeting was called to order at 6:02pm. Directors present: Alice Angier, Bart Turner, Brian Avery, Rick Moore and Mike Ferguson with Beth Lippitt on a call-in line. Not present: Dirk Gosda. With quorum present, the meeting commenced.

2. Changes / Additions to the Agenda:

No changes or agendas.

3. Approval of Previous Minutes:

The meeting minutes for 04/12; 05/01 and 06/12 were motioned as approved by Rick Moore and seconded by Brian Avery, all in attendance agreed.

4. Email Approvals:

No email approvals.

5. Member Open Forum: (3 minutes per member)

- Siri Olsen updated the board on the recent meeting held for the Flying M Ranch development. Cindy Barnes also gave input. A meeting date has been set for the planned development to go before the Board of County Commissioners (BOCC), for September 5, 2023 at 8am. There were multiple complaints by the public with regards to the extra road usage and inadequate intersection. Siri and Cindy who are opposed to the development, will meet with the communications committee to send out a flyer about the meeting for all / any owners wishing to attend. The flyer will also have details about a petition for those who cannot attend. The board will approve the flyer ahead of it been sent out.

6. Financials:

a) Financial report at 06.30.23:

- KSM reported that there was not much change in the financials from the previous meeting as they were still waiting for the very late invoicing from the associations landscapers. Multiple requests have been sent.
- KSM asked the board to consider moving their meeting date from the second Monday of each month to the third Monday. This gives KSM time to ensure all vendor payments have been received, approved and captured before the meeting, resulting in more accurate reporting. The board members unanimously agreed to this.
- Rick Moore asked that a % over and under budget column be added to the reports.

7. Items for Discussion:

a) Bylaws revision update:

KSM met with the governing document committee and a final draft version was sent to the board for review. As this document did not outline all the changes made, the board has asked the committee to prepare a red-lined version. This will also be necessary for owner review.

b) RMA contract update:

The RMA contract has been completed and signed and can be viewed on the associations web site. KSM to check with County and the Club that the contract has been recorded.

c) Transfer Fee / Declaration amendment update:

All documents have been sent to the attorney. Bart Turner to follow up with the attorney for delay in response.

d) Landscape / weed treatment bids:

- A weeding contractor has been approached; he is registering the association with County so that the County will pass rebates on each seasons weeding expenses for all noxious weeds. Once this has been done, the weed treatments will be performed.
- KSM sourced 3 landscaping vendors, 2 submitted bids for the mowing, trimming and removal of debris / cuttings from the CR109 sidewalk as well the associations pathways (2ft cut on each side) and 2 common areas. These bids were compared to the current landscapers bids. Vega Landscaping bid was \$3,950; Good Earth bid was \$3,200 and Gophers was \$7,250. KSM will send the bids received to the board for selection of vendor.

e) Storm sewer and road inspections / resurfacing:

Dirk is still meeting with and compiling a final report for the board regarding the grouting injection option for the roads. The board reiterated that all road work has been placed on hold until this option has been fully investigated. KSM was asked to source bids for the Riverbend Way repair and for the South entrance. The South entrance bid will be paid / shared with RFWS. Dirk to clarify these particulars.

f) Landscape contract:

Mike Ferguson will schedule a meeting with Gopher landscaping to discuss scope of works, contract, and tardy invoicing. Bart, Mike and KSM to attend the meeting once scheduled.

g) Lot 260 – Retaining wall proposal:

The owner sent a proposal for the retaining wall between his property and his neighbors house. The bid he received to repair the failing wall is about \$11,000. The board asked KSM to get bids and engineering opinions to ensure due diligence has been done. This was motioned by Alice Angier, seconded by Brian Avery and all agreed. KSM to update Lot 260 owner.

h) Reserve Study update:

The Reserve Study specialist has completed a site visit and is working on the Study. KSM asked the board for clarification on the retaining walls and irrigation lines. KSM was asked to document all retaining walls around the association property. A place holder for main irrigations lines of \$20,000 will be allocated on the Reserve Study for now. KSM will forward the completed study to the board for review once received.

i) RFWS update:

The deposit payment for 50% has been paid. The next payment is due in August and the final payment will be made end of October. KSM to investigate camera scoping with RFWS.

j) Snowplow scope of works:

KSM will work with the board via email on the scope of works and then send out to bid.

k) Covenant enforcement – Fining policy:

This was not discussed.

l) Speed bump painting:

The board discussed the need to have the speed bumps painted. The paint used needs to be reflective. Rick motioned to have the speed bumps painted, seconded by Bart Turner and agreed by all. KSM will investigate the costs involved and will forward a bid to the board.

m) Purchase of IPOA / BOD email addresses:

The board voted in favor of having IPOA emails set up for each board member. This was motioned by Brian Avery and seconded by Rick Moore. KSM will work with the communications committee to get these set up.

n) Mailbox – additional parcel box:

The board discussed the possibility of adding an extra parcel cubicle at the mailboxes. An owner present at the meeting informed the board that with some investigation, it had been discovered that the issue of parcels not being delivered to the association, lies with the post office and not the need for an extra parcel cubicle. The mail person only brings / delivers the amount of parcel that fit into their vehicle, the rest are automatically given pink slips for collection. The board and KSM will investigate this to see if the post office can improve on this issue.

8. Status updates:

Included above.

9. Owner concerns / requests:

None

10. Next Meeting Date:

The next Board meeting will be August 21, 2023 at 6pm at the Ironbridge Club House.

11. Executive Session:

The board went into executive session at 8:19pm to discuss the aging report for legal handovers. The board emerged executive session at 8:37pm. All / any delinquent accounts will be assessed per case by the board, to be accelerated or decelerated to legal counsel as deemed necessary.

12. Adjournment:

The meeting adjourned at 8:37pm.