

IRONBRIDGE PROPERTY OWNERS ASSOCIATION
c/o Key Stone Management
BOD MEETING MINUTES
June 22, 2026 at 5pm via Zoom

1. Call to Order / Verification of Quorum:

The meeting was called to order at 5:02pm. Directors present: Connie Meine, Alice Angier, Eric Whiting and Dirk Gosda. With quorum present, the meeting commenced. Also present was Courtney Nel, Nadia Nel and Torin Nel from Key Stone Management (KSM). There were 2 owners on the call: Matt Pickett; Chris Cook

2. Changes / Additions to the Agenda:

None.

3. Approval of Previous Minutes:

The meeting minutes for 05/18/26 were motioned as approved by Alice Angier and seconded by Dirk Gosda, all present agreed.

4. Email Approvals:

- 05/20 - Acceptance of Terraluxe bid – small road repairs
- 06/12 - Acceptance of High-Country roadworks bid – road crack fill and sealing

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

- Matt Pickett asked the board to consider installing more signage along the Blue Heron River bank area to restrict non-owners from using the trails.
- Sue Sanders email was shared with the board pertaining to the lift station odors and plantings.

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 22	1748 River Bend Way	New sod area approved	08/26/25
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 88	248 River Bank Lane	Fence built – Under notice	
Lot 95	304 River Bend Way	Solar installation approved	07/30/25
Lot 104	15 Wild Rose Court	Pending greenhouse approval / landscape design	Pending
Lot 129	302 Silver Mountain Drive	New fence	06/01/26
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 244	811 River Bend Way	New fence – Completed & signed off	05/29/26
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	06/02/25
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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, pending scheduled date	11/04/25
Lot 91	382 River bend Way	New build – Under construction	07/04/24
Lot 114	295 Silver Mountain Drive	Landscape plan approved - under construction	11/27/24
Lot 116	263 Silver Mountain Drive	New Build – Landscape approved	05/01/25
Lot 117	241 Silver Mountain Drive	Build completed – Awaiting final conformance review	05/28/25

7. Financials:

a) Financials:

The financials were reviewed and are in good standing.

8. Items for Discussion:

a) Irrigation & plantings at Lift station on River Bank Lane:

The board and KSM have been working with RFWSD to add some plantings around the Lift Station in an effort to improve the areas aesthetics per homeowner requests. Bids received to add irrigation to this area are very high. KSM will continue to investigate various options. RFWSD have reported that they are continuing their efforts to reduce the odors being emitted from the station.

9. Updates on:

a) Declaration amendment / revisions:

The DRC verbiage has been received, KSM will send the edits to the attorneys for final compilation and review.

b) Small road repairs / Mastic sealing / Road sealing – Phase II:

The small road repairs have been completed. The mastic and road sealing phase II project will be carried out end of July / August. KSM will inform the board and notice the ownership once final dates have been received.

c) Irrigation restrictions:

Scheduling restrictions are working well with most owners following the restrictions. These efforts are definitely alleviating pressure on the system due to continued inconsistent ditch flows and levels.

d) Drainage shared lines:

The first Zoom Town Hall regarding the shared lines was well attended. KSM and the board will work on the next letter to the ownership along with bids to conduct the work. A second Zoom Town Hall will then be scheduled for affected owners.

10. Action Items BOD:

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

11. Next Meeting Date:

The next board meeting was scheduled for July 20 2026, at 5pm via zoom.

12. Executive Session:

The board went into executive session at 6:09pm to discuss the below items and emerged at 7:51pm. No votes or actions were taken on the topics.

a) Club equalization mediation:

b) DRC Violations:

c) Aging report:

13. Adjournment:

The meeting adjourned at 7:51pm.