

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

Monday, September 22, 2025 at 6:00pm
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:**
 - 08/18/25 - BOD meeting minutes
- 4. Email Approvals:**
- 5. Member Open Forum (3 minutes per member):**
- 6. Committee Reports: (As applicable)**
 - a) DRB Activity Report
- 7. Financials:**
 - a) Financials
 - b) Timetable for draft budget 2026
- 8. Items for Discussion / Action:**
 - a) New Collection Policy adoption per statutory law
 - b) DRC charter & establishment
 - c) Tree removal
- 9. Updates on:**
 - a) Drainage of homeowners policy & education status
 - b) Declarations revisions status
 - c) Road repairs update – schedule & billing
 - d) Irrigation issues update
 - e) Lot 246 status – Executive session
 - f) Club equalization status – Executive session
 - g) Dufford Waldeck expansion query status – Executive session
 - h) Encroachment letter status – Executive session
 - i) Status of violations and enforcement notices
- 10. Action Items BOD:**
- 11. Next Meeting Date:**
- 12. Executive Session:**
- 13. Adjournment:**