IRONBRIDGE PROPERTY OWNERS ASSOCIATION
c/o Key Stone Management
BOD MEETING MINUTES
October 19, 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: Greg & Sue Sanders, Steve Smith, Rich Tarney, Marianne Neiley and Linda Lewis.

2. **Changes / Additions to the Agenda:**
None.

3. **Approval of Previous Minutes:**
The meeting minutes for 09/23/26 were motioned as approved by Alice Angier and seconded by Eric Whiting, all present agreed.

4. **Email Approvals:**
None.

5. **Member Open Forum: (3 minutes per member)**
- Marianne Neiley asked about progress reports for lots under construction. She was asked to email her questions to KSM for answer. She also had a questions about political signs.

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) Budget 2027:

The board reviewed all line items to date compared to the 2027 proposed budget. There will be no increase in operating dues, with a small increase for the reserve portion of dues only. Once this increase has been confirmed, KSM will send the completed budget out for email vote by the board.

9. **Updates on:**

a) Shared drainage lines – Town Hall meeting:

KSM should have all queries to the vendors answered shortly. The Town Hall for affected owners was scheduled for November 4, 2026 at 6pm. Invites and the zoom link will be sent out ahead of the meeting.

b) Declaration amendment / revisions:

Connie Meine and KSM will be meeting in the week to work through all feedback received from the owners. A Town Hall was potentially scheduled for 10/28/26 at 6pm, dependent on whether all feedback has been reviewed and legal counsel comments have been received.

c) Landowner / neighbor request:

KSM explained that legal counsel has been sought and that the board has the right to grant this easement with conditions if necessary. A map of the suggested easement was shown. KSM was asked to check with the attorney whether a monetary advantage could be available. The board all agreed that the attorney would need to draft this potential easement document and that all costs involved will need to be covered by the neighboring owner. Once KSM has further details from the attorney, they will share the findings with the board.

d) Snow contract renewal:

The contract had been sent to the board ahead of the meeting. The vendor is asking for a considerably small increase. Gary Beach motioned to accept the bid, seconded by Eric Whiting, and all board members agreed.

10. **Executive Session:**

The board went into executive session at 6:18pm, motioned by Eric Whiting and seconded by Alice Angier, to discuss the below items and emerged at 6:54pm. 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 Monday, November 16, 2026, at 5pm via zoom. The owner annual meeting was scheduled for December 7, 2026 at 6pm at the Glenwood Springs Rec Center.

13. **Adjournment:**

The meeting adjourned at 6:54pm.