

IRONBRIDGE PROPERTY OWNER'S ASSOCIATION
March 8, 2023 Board Meeting Minutes

- Meeting time was changed from 6 to 8, to 5 to 8, with Executive Session at 5:00 PM
- Called to Order/Verify Quorum
 - Meeting called to order at 5:04 PM
 - A quorum was verified as board members in attendance included: Alice Angier, Mike Ferguson, Dirk Gosda, Beth Lippitt, Rick Moore and Bart Turner. Bryan Avery joined after the meeting was called to order.
- Motion was approved to go into Executive Session at 5:04 PM
 - It was agreed to move the engagement of new counsel to Regular Meeting
 - Discussion with counsel, Daniel Wennogle and Erin Scott, about water rights
 - No action taken in Executive Session
- Motion was approved to close Executive Session at 6:19 PM
- Motion was approved to engage Dufford Waldeck as general counsel for the IPOA
- Discussion about engaging Keystone Management (KSM) to replace IMM as Manager.
 - Motion approved to execute a 1 year contract with KSM, subject to legal review
- Board agreed to hold a Member meeting on May 8 and to hold the Annual Member meeting on December 4, with the time and place TBD
- Board approved the AUP investigation prepared by Reese Henry and directed the Finance Committee to request a remediation plan
- Board approved the Investment Policy and Procedures for Reserve Funds and approved for the Secretary to sign.
- Board had approved a 2023 Capital Budget for the Reserve, and wanted to note the budget again in the minutes. The approved budget is:
 - Roads - \$80,000
 - Landscape and Common Areas - \$25,000
 - Mailboxes - \$6,000
 - Drainage/Sewer - \$5,000
 - Total - \$116,000
- Meeting was Adjourned just after 8:00 PM