

**IRONBRIDGE PROPERTY OWNERS ASSOCIATION**  
**c/o Key Stone Management**  
**BOD MEETING MINUTES**  
**April 21<sup>st</sup>, 2025 at 5pm via Zoom**

**1. Call to Order / Verification of Quorum:**

The meeting was called to order at 5:01pm. Directors present on the call: Connie Meine, Alice Angier, Bart Turner, Gary Beach and Dirk Gosda. With quorum present, the meeting commenced. Also present was Courtney from Key Stone Management (KSM). There were 5 owners on the call.

**2. Changes / Additions to the Agenda:**

e) Pump house discussion – Gary Beach

**3. Approval of Previous Minutes:**

The meeting minutes for 03/17/25 were motioned as approved by Alice Angier and seconded by Bart Turner, all present agreed.

**4. Email Approvals:**

- 03/19/25 – Board approval to purchase and install solar light at main entrance.

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

- Two owners noted that the entrance solar light was not working – KSM to investigate.

**6. Committee Reports:**

**a) DRB Activity Report:**

KSM presented an updated report to the board as follows:

Lot 20	1820 River Bend Way	Landscape to be done
Lot 25	1604 River bend Way	Shed conformance
Lot 37	162 Blue Heron Drive	Shed construction
Lot 41	354 River Bend Way	Landscape plan received - under review
Lot 52	399 Blue Heron Drive	Awaiting landscaping completion / Deck approved
Lot 56	209 Blue Heron Drive	Landscape plan received - under review
Lot 57	159 Blue Heron Drive	Landscape plan received - under review
Lot 60	15 Blue Heron Drive	Busy with landscape
Lot 65	1294 River Bend Way	Under construction
Lot 83	392 River Bank Lane	New build - under construction
Lot 90	406 River bend Way	Fence approved
Lot 91	382 River bend Way	New build
Lot 114	263 Silver Mountain Drive	Landscape plan approved - under construction
Lot 116	263 Silver Mountain Drive	New Build – Landscape approved
Lot 117	241 Silver Mountain Drive	New Build - Under preliminary review
Lot 126	196 Silver Mountain Drive	Various construction
Lot 167	91 River Bend Way	Various small projects
Lot 206	196 Red Bluff Vista	New Deck
Lot 208	148 Red Bluff Vista	Small project
Lot 245	910 River bend Way	New pergola
Lot 252	52 Eagle Claw	New build - Revised landscape plan
Lot 247	958 River Bend Way	Hot Tub approved
Lot 252	52 Eagle Claw	New build - Revised landscape plan
Lot 279	303 Blue Heron Vista	Patio shading
Lot 281	353 Blue Heron Vista	Landscaping

**b) Landscaping plans / DRB guidelines and enforcement:**

Bart Turner raised the issue of owners making major alterations or additions to their landscaping after completion and approval of submitted plans. A discussion ensued with the board agreeing to add a maximum allowable number of trees and shrubs that may be added after landscape approvals. The rules currently only reflect the minimum allowed, with the rule being that if a tree is removed, it must be replaced. The board will work on this with the DRB and the associations DRB guidelines.

**7. Financials:**

The financials are in good standing with no issues or concerns raised.

**8. Items for Discussion:**

**a) Rules & Regulations / Policy revisions:**

1. Elk fencing policy / rule:
2. Homeowner repair and maintenance projects timing requirements:

**3. Other editions / revisions:**

The board discussed the above issues and noted that a full review of the associations Rules & Regulations document is needed. Any necessary policies will also be drafted. The boards first work session on these documents will be Thursday April, 24<sup>th</sup> at 8:30am.

**b) Discussion and vote on:**

**1. Speed bumps repair options:**

A discussion ensued on the bid received to replace / convert 7 of the 11 speed bumps to table top bumps. Alice Angier motioned to accept the bid to replace and paint the speedbumps for \$22,740, Bart Turner seconded the motion and the board voted 3 – 2 in favor.

**2. Crack seal bids:**

The board agreed to accept the sealing bid received from R&J Sealing for \$53,000 for phase 1 of the association. This was motioned by Bart Turner, seconded by Connie Miene and the board voted 5 – 0 in favor.

**3. South end dormant irrigation line repairs:**

The area on the south end of the association was discussed. This area has dormant irrigation lines and debris lying on top of the landscape. The board was asked if they wanted to clear the debris and re-establish the irrigation for fire mitigation purposes. The area would only be watered at high temperature / risk times during the season and then be left as a native area. Gary Beach also noted that the area had trees that need trimming or removal, as well as brush piles left by surrounding owners. The board decided that they will do an on-site visit to assess the area first before deciding.

**4. South end fence repair:**

The neighboring association as well as some owners have raised the question as to whether the fence can be repaired / replaced along the south end border. The board will review the fence at the same time as the south end irrigation during their on-site visit.

**c) Updates on:**

**1. "Covenant Controlled Community" entrance sign:**

It was decided to table this now.

**2. Mailbox project:**

The mailbox committee will be sending the bid soon for board review and approval. The Club has offered some extra yardage for mailbox use.

**3. IPOA rights for expansion from Dufford & Waldeck – Executive session**

Bart Turner will contact Dufford Waldeck to get updates.

**d) Declarations redline version for review and next steps:**

The board will meet with KSM to do a work session on the redline version received on May 6<sup>th</sup> at 10am.

**e) Pump house discussion:**

Gary Beach raised concerns that the pumphouse needs some proactive maintenance and inspections. KSM will reach out to vendors to get a bid for an end of season inspection.

**9. Action Items BOD:**

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

**10. Next Meeting Date:**

The next board meeting was scheduled for May 19, 2025, at 5pm.

**11. Executive Session:**

None.

**12. Adjournment:**

The meeting adjourned at 6:56pm.