IRONBRIDGE PROPERTY OWNER'S ASSOCIATION
January 11, 2023 Board Meeting Minutes
(Approved)

- Called to Order/Verify Quorum
  - Meeting called to order at 6:05 PM
  - A quorum was verified as board members in attendance included: Alice Angier, Bryan Avery, Mike Ferguson, Dirk Gosda, Beth Lippitt, Rick Moore and Bart Turner.

- There were no items requiring Executive Session

- Minutes from 12/05/22 and 12/20/22 were approved - Unanimous

- Member Open Forum (3 minutes per member)

- Establish Board Priorities
  - The board agreed to add an end time to each meeting.
  - The board agreed to continue with the matrix Dirk sent out. Dirk was to add a column for each member to rank priorities, along with an 8th column that would calculate the average for each task

- Committee Reports
  - RMA Committee – Bart gave a report
  - Legal Committee – Beth gave a report
    - A motion to appoint Mary Kenyon to the Legal Committee was made by Bart seconded by Beth. Motion approved 5 – 2.
    - A motion to appoint Richard Tarmey to the Legal Committee was made by Beth seconded by Dirk
      - Motion approved 7 – 0.
  - Finance Committee – Connie Meine gave report
  - DRB – Brad Klass was approved to serve on the DRB
  - Engagement and Communication Committee – Rhonda Sageser gave report
  - Governance Committee – No report due to upcoming meeting

- Discussion took place about Committee Members on each committee. It was agreed and approved that a list of all committee members would be compiled, so that the board could review and approve all members. Motion passed 7 – 0 in favor

- Deed Restricted Housing Claim – Beth
    - A motion was made by Beth "To instruct IMM to collect 75% of the operative and reserve Assessments from the 30 Deed Restricted units to comply with the Garfield County Regulations". Alice seconded the Motion.
      - Motion approved 6 – 1.
    - A motion was made by Mike to make Beth's above motion effective 1/1/23. Alice seconds,

        - Motion was approved 7 – 0.
    - Mike motions to request guidance and legal opinion from attorney for making these changes to the DR assessments, Rick seconds,
        - 2 in favor, 5 opposed, motion fails.

- IMM management contract
    - IMM agreed to extend the Auto Renew date to March 17, 2023

- Water Rights Townhall Meeting was set for 1/24/23 and 9 AM Zoom Call

- Governance Committee/Board Meeting was set for 1/19/23 at 5 PM – Zoom Call

- IMM agreed to have Financial Statements for 2022 by 1/31/23

- Adjourn at 10:00 PM