

IRONBRIDGE PROPERTY OWNER'S ASSOCIATION
April 12, 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.

- Jon Thompson
- Thisha McBride
- Connie Meine
- Siri Olsen
- Jackie Rummel
- John Loomis
- Janis Taylor
- Call to order 6:07
- All board in attendance
- No executive session
- February 3 minutes approved 7-0
- February 10 minutes need revision
- March 8 minutes approved 7-0 with vote counts added
- Decisions made via email - It is proposed that the Board request legal representation from the insurance company AND select two Board members to schedule and meet in person with a RFWS representative with the intention to negotiate the invoice amount and set up a payment plan. The selected Board members may enlist legal committee input as needed.
- (Not in motion but two BOD are Mike and Dirk)
- vote 6 yes, 1 abstain (Rick never responded)
- member open forum:
 - Jon Thompson - asphalt patch at second entrance; Flying M ranch development
 - Siri Olsen - zoom option for all meetings
 - Janis Taylor - DR folks want to vote on club items if funds continue to be co-mingles
- Committee reports:
 - Connie - finance
 - Bart - RMA
 - Alice - Communications and Member Engagement
- John - DRB fee increase - the DRB has unanimously approved an immediate increase in our construction and deposit fees of \$1000 and \$1500, respectively. In addition, we have increased our small project fees from \$100 to \$150 to cover administrative costs to handle these small projects.
- 858 RBW sewer - Dirk will prepare doc for 5/9 RFSW meeting
- Harbour - (no update other than interaction with Siri re: tolling agreement)
- KSM contract - Board needs to respond to attorney updates
- KSM - change monthly meetings from 2nd Wednesday to 2nd Monday effective in JUNE
- Will pursue a seasonal contract with Gopher for now
- Insurance - Bart requests that KSM shop our insurance policies and consider self-insurance through the reserve; BOD agreed

- Do we need to include Nadia's housekeeping in minutes??
- adjourn 8:25 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