

IRONBRIDGE PROPERTY OWNERS ASSOCIATION
c/o Key Stone Management
BOD MEETING MINUTES
July 20, 2026 at 5pm via Zoom

1. Call to Order / Verification of Quorum:

The meeting was called to order at 5:02pm. Directors present: Connie Meine, Alice Angier, Eric Whiting and Gary Beach. With quorum present, the meeting commenced. Also present was Courtney Nel, Nadia Nel and Torin Nel from Key Stone Management (KSM). There were 2 owners on the call: Marianne Neiley and Joseph & Linda Lewis.

2. Changes / Additions to the Agenda:

Additions made to:

- 8. c) Common area landscaping (Corner Blue Heron Vista and Ironbridge Drive)
- 8. d) Tree trimming along Ironbridge Drive
- 9. e) Road works Phase II

3. Approval of Previous Minutes:

The meeting minutes for 06/22/26 were motioned as approved by Eric Whiting and seconded by Alice Angier, all present agreed.

4. Email Approvals:

None

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

None

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 22	1748 River Bend Way	New sod area approved	08/26/25
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 88	248 River Bank Lane	Fence built – Under notice	
Lot 95	304 River Bend Way	Solar installation approved	07/30/25
Lot 104	15 Wild Rose Court	Pending greenhouse approval / landscape design	Pending
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
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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	New Build – Landscape approved	05/01/25
Lot 117	241 Silver Mountain Drive	Conformance review done – Signed off & deposit returned	07/01/26

7. Financials:

a) Financials:

The financials were reviewed and are in good standing. There is a disputed landscape invoice pending resolve & payment for June. Once this has been completed, KSM will send updated reports to the board. The 2026 small road repairs have been completed. KSM will check that the figures for this line item are correct and then the board will transfer these monies to be paid out of the reserve account.

8. Items for Discussion:

a) Board member changes:

Dirk Gosda has resigned from the board. Mark Bruaski has indicated interest in filing Dirks position and Connie has had initial calls with Mark. After a brief discussion, it was agreed by all that Connie set up a meeting for the board and KSM to meet with Mark. Connie will let everyone know of potential dates.

b) River committee report / Letter regarding cutting:

After the river committee, KSM and board members met with County to review the river front protected areas, John Chapman created and submitted an owner update notice for the newsletter. Alice will combine Johns letter with KSM's notice to go out to all river front homes after board approval. This notice is to remind owners that no cutting, additions or removal of any trees, shrubs in this area is allowed per County regulations.

c) Common area landscaping (Corner Blue Heron Vista and Ironbridge Drive):

An owner has reached out to the board regarding this common area that they feel needs some tidying and perhaps some plantings. With no irrigation available in this area, the Board will work on ideas with this owner to get the area cleared, neatened and potentially use the owners irrigation for some watering. Alice will head this up, KSM will mow and trim this area if needed.

d) Tree trimming along Ironbridge Drive:

KSM asked the board to consider trimming some of the tree branches along Ironbridge Drive as they are growing over the road. The board will investigate this and let KSM know if this needs to be completed.

9. Updates on:

a) Shared drainage lines notifications – repair bids & next Zoom Town Hall:

Locates have been called for and should be completed soon. These locates are needed in order for the contractors to complete their bids for the necessary repairs. Once received, notice of the next Zoom Town Hall will be sent to all relevant owners.

b) Declaration amendment / revisions – Final version and roll out to residents:

The Declarations are still with the attorney for final review. KSM will send this to the board as soon as it is received.

c) Irrigation repairs around lift station buildings:

While KSM is working on alternative ideas for the irrigation needed, they also informed the board that they were notified by the Club that the Robertson Ditch would be reduced to a 50% capacity due to current drought conditions. With this new information it was agreed that this project be delayed to the 2027 landscape season. KSM will get confirmation that RFWSD that they will still cover the costs for the plantings.

d) Irrigation schedule & compliance:

KSM reported that about 85% of owners are being compliant with the water restrictions. The board discussed at length various scenarios of watering restrictions once the imposed Robertson Ditch reduction occurs. Decisions will only be made once KSM is able to view and determine the ditch flows and how it impacts the neighborhood after the reduction. KSM will report these findings to the board. Owners will be notified of the pending reduction.

e) Road sealing / mastic repairs Phase II:

KSM has not been able to get a confirmed date from the contractor yet for the repairs and are still pushing to get this project completed end July / August. Gary will also reach out to the contractor for set dates. Once received, KSM will notify the community. KSM informed the board of a bid received to repair and reseal the pathways around the association. KSM will forward the bid to the board for discussion as this project could potentially also be completed this year.

10. Action Items BOD:

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

11. Next Meeting Date:

The next board meeting was scheduled for August 17, 2026, at 5pm via zoom.

12. Executive Session:

The board went into executive session at 6:26pm to discuss the below items and emerged at 7:02pm.

No votes or actions were taken on the topics.

a) Status on all violations

b) Legal matters

c) Aging report review

13. Adjournment:

The meeting adjourned at 7:02pm.