

# IRONBRIDGE PROPERTY OWNERS BUDGET RATIFICATION

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Integrated Mountain Management  
1001 Grand Ave.  
Glenwood Springs, CO 81601

970-945-7653  
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## NOTICE OF BUDGET RATIFICATION MEETING

If a quorum is established this will be combined with the Annual Meeting

To be held on Monday, December 5<sup>th</sup>, 2022, at 6:00 PM  
at The Orchard: 110 Snowmass Dr. Carbondale, CO 81623

*Notice is hereby given that the Budget Ratification Meeting of Ironbridge Property Owners Association will be held on Monday, December 5<sup>th</sup>, 2022, at 6:00 PM local time for the following purposes:*

### AGENDA

- I. Call to Order
- II. 2023 Budget Ratification
- III. Adjourn

#### **Enclosures:**

- 2023 Proposed Budget (page 2-3)

**Ironbridge Property Owners' Association  
2023 Proposed**

	Jan 23	Feb 23	Mar 23	Apr 23	May 23	Jun 23	Jul 23	Aug 23	Sep 23	Oct 23	Nov 23	Dec 23	Total
<b>Income</b>													
HOA Monthly Operating Assessments	35,224.00	35,224.00	35,224.00	35,224.00	35,224.00	35,224.00	35,224.00	35,224.00	35,224.00	35,224.00	35,224.00	35,224.00	422,688.00
HOA Monthly Reserve Assessments	9,768.00	9,768.00	9,768.00	9,768.00	9,768.00	9,768.00	9,768.00	9,768.00	9,768.00	9,768.00	9,768.00	9,768.00	117,216.00
CLUB Monthly Assessment	112,283.00	112,283.00	112,283.00	112,283.00	112,283.00	112,283.00	112,283.00	112,283.00	112,283.00	112,283.00	112,283.00	112,283.00	1,347,396.00
Design Review Fee	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	18,000.00
Interest	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	42,000.00
Late Charge	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Penalties/Fines	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Water-Coverage	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total Income</b>	<b>162,275.00</b>	<b>162,275.00</b>	<b>162,275.00</b>	<b>162,275.00</b>	<b>162,275.00</b>	<b>162,275.00</b>	<b>162,275.00</b>	<b>162,275.00</b>	<b>162,275.00</b>	<b>162,275.00</b>	<b>162,275.00</b>	<b>162,275.00</b>	<b>1,947,300.00</b>
<b>Gross Profit</b>	<b>162,275.00</b>	<b>162,275.00</b>	<b>162,275.00</b>	<b>162,275.00</b>	<b>162,275.00</b>	<b>162,275.00</b>	<b>162,275.00</b>	<b>162,275.00</b>	<b>162,275.00</b>	<b>162,275.00</b>	<b>162,275.00</b>	<b>162,275.00</b>	<b>1,947,300.00</b>
<b>Expense</b>													
General & Administrative	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	4,800.00
Design Review	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	7,200.00
Conservation Easement	1,666.00	1,666.00	1,666.00	1,666.00	1,666.00	1,666.00	1,666.00	1,666.00	1,666.00	1,666.00	1,666.00	1,666.00	19,992.00
Admin. & Acct	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Bad Debt	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	2,700.00
Office Expense	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
Covenant Enforcement	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Tax Return & Taxes	0.00	0.00	375.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13,800.00	0.00	13,800.00
Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,120.00	1,180.00	57,500.00
Legal Fees	5,120.00	5,120.00	5,120.00	5,120.00	5,120.00	5,120.00	5,120.00	5,120.00	5,120.00	5,120.00	5,120.00	5,120.00	53,932.00
Mgmt. Fee	4,661.00	4,661.00	4,661.00	4,661.00	4,661.00	4,661.00	4,661.00	4,661.00	4,661.00	4,661.00	4,661.00	4,661.00	5,160.00
IPOA Utilities	430.00	430.00	430.00	430.00	430.00	430.00	430.00	430.00	430.00	430.00	430.00	430.00	5,160.00
Reserve Study	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Welcome Amenities	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,500.00
Website Design and Maintenance	100.00	0.00	100.00	0.00	100.00	0.00	100.00	0.00	100.00	0.00	100.00	0.00	800.00
<b>Total General &amp; Administrative</b>	<b>13,827.00</b>	<b>13,727.00</b>	<b>14,202.00</b>	<b>13,727.00</b>	<b>13,827.00</b>	<b>13,727.00</b>	<b>13,827.00</b>	<b>13,727.00</b>	<b>13,727.00</b>	<b>13,727.00</b>	<b>13,827.00</b>	<b>13,727.00</b>	<b>184,334.00</b>
IB Club	112,283.00	112,283.00	112,283.00	112,283.00	112,283.00	112,283.00	112,283.00	112,283.00	112,283.00	112,283.00	112,283.00	112,283.00	1,347,396.00
Facility Fees	7,800.00	7,800.00	7,800.00	7,800.00	7,800.00	7,800.00	7,800.00	7,800.00	7,800.00	7,800.00	7,800.00	7,800.00	39,000.00
Club Equalization	120,083.00	120,083.00	120,083.00	120,083.00	120,083.00	120,083.00	120,083.00	120,083.00	120,083.00	120,083.00	120,083.00	120,083.00	1,386,356.00
<b>Total IB Club</b>	<b>239,166.00</b>	<b>239,166.00</b>	<b>239,166.00</b>	<b>239,166.00</b>	<b>239,166.00</b>	<b>239,166.00</b>	<b>239,166.00</b>	<b>239,166.00</b>	<b>239,166.00</b>	<b>239,166.00</b>	<b>239,166.00</b>	<b>239,166.00</b>	<b>2,772,752.00</b>
Repairs & Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00
Bike Path Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,000.00
R&M Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	24,000.00
Irrigation Repair	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	29,600.00
Landscaping Service Schedule	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	37,000.00
Landscaping Maintenance	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
Light Bulbs	0.00	0.00	325.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	900.00
Signage	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	9,000.00
Pet Station Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	28,000.00
Roads - Crack Seal	13,000.00	12,000.00	7,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,000.00	12,000.00	52,000.00
Snow Removal	4,000.00	4,000.00	2,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00	4,000.00	16,000.00
Snow Removal - Bike Path	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,000.00
Street Sweeping	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	12,919.00
Contingency	18,850.00	17,850.00	11,175.00	15,550.00	17,550.00	15,050.00	43,375.00	16,550.00	16,550.00	15,300.00	15,300.00	15,550.00	221,119.00
<b>Total Repairs &amp; Maintenance</b>	<b>18,850.00</b>	<b>17,850.00</b>	<b>11,175.00</b>	<b>15,550.00</b>	<b>17,550.00</b>	<b>15,050.00</b>	<b>43,375.00</b>	<b>16,550.00</b>	<b>16,550.00</b>	<b>15,300.00</b>	<b>15,300.00</b>	<b>15,550.00</b>	<b>187,669.00</b>

**Ironbridge Property Owners' Association  
2023 Proposed**

	Jan 23	Feb 23	Mar 23	Apr 23	May 23	Jun 23	Jul 23	Aug 23	Sep 23	Oct 23	Nov 23	Dec 23	Total
<b>Reserves</b>													
Reserves	9,768.00	9,768.00	9,768.00	9,768.00	9,768.00	9,768.00	9,768.00	9,768.00	9,768.00	9,768.00	9,768.00	9,768.00	117,216.00
<b>Total Reserves</b>	9,768.00	9,768.00	9,768.00	9,768.00	9,768.00	9,768.00	9,768.00	9,768.00	9,768.00	9,768.00	9,768.00	9,768.00	117,216.00
<b>Shared Expenses</b>													
Bike Path (40%) (Co. Rd 109)	0.00	0.00	0.00	0.00	500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
Entrance Decor (40%)	0.00	0.00	0.00	1,000.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	0.00	3,000.00
Irrigation Ditch (Robertson 25%)	250.00	250.00	250.00	250.00	250.00	2,425.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00
Landscape Contract (40%)	0.00	0.00	0.00	2,425.00	2,425.00	2,425.00	2,425.00	2,425.00	2,425.00	2,425.00	2,425.00	0.00	19,400.00
Landscape Contingency (40%)	0.00	0.00	0.00	0.00	0.00	1,000.00	1,000.00	1,000.00	1,000.00	0.00	0.00	0.00	4,000.00
Irrigation Repair 40%	0.00	0.00	0.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	0.00	0.00	2,400.00
Pump Station Maint (93%)	0.00	0.00	0.00	400.00	500.00	500.00	500.00	500.00	500.00	0.00	0.00	0.00	2,900.00
Shared Expenses - Contingency	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Sub Total Shared Expense</b>	250.00	250.00	250.00	4,475.00	4,075.00	4,575.00	6,075.00	4,575.00	4,575.00	2,675.00	3,675.00	250.00	35,700.00
<b>Utilities</b>													
Entrance Lights (40% IPOA)	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	960.00
Pump House (IPOA 93%)	0.00	0.00	0.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	0.00	1,575.00
Water - Accounting (25%)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Water - Augmentation (25%)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Water - Legal (25%)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total Utilities</b>	80.00	80.00	80.00	305.00	305.00	305.00	305.00	305.00	305.00	305.00	305.00	80.00	2,535.00
<b>Total Shared Expenses</b>	330.00	330.00	330.00	4,780.00	4,380.00	4,880.00	6,380.00	4,880.00	4,880.00	2,980.00	3,755.00	330.00	38,235.00
<b>Total Expense</b>	162,658.00	161,758.00	155,558.00	156,108.00	157,808.00	155,708.00	185,633.00	157,205.00	156,208.00	154,158.00	176,683.00	167,612.00	1,947,300.00
<b>Net Ordinary Income</b>	-583.00	517.00	6,717.00	6,167.00	4,467.00	6,567.00	-23,358.00	5,067.00	6,067.00	8,117.00	-14,408.00	-5,337.00	0.00

2023 - assessments - \$562 total = \$410 IB Club, \$119 IPOA Operations, \$33 IPOA Reserves  
 2023 - \$37 increase only reflected in Club. Reserves should consider additional funding  
 2023 - if Reserve funding stayed at 2022 level of \$64 then \$31 increase to Reserves then total would be \$593

# IRONBRIDGE PROPERTY OWNERS ANNUAL MEETING OF THE MEMBERS

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Integrated Mountain Management  
1001 Grand Ave.  
Glenwood Springs, CO 81601

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[Bob.johnson@integratedmtn.com](mailto:Bob.johnson@integratedmtn.com)  
[Doretta.reuss@integratedmtn.com](mailto:Doretta.reuss@integratedmtn.com)

## NOTICE OF THE ANNUAL MEETING OF THE MEMBERS

To be held on Monday, December 5<sup>th</sup>, 2022, at 6:00 PM  
at The Orchard: 110 Snowmass Dr. Carbondale, CO 81623

*Notice is hereby given that a General Meeting of the Members of Ironbridge Property Owners Association will be held on Monday, December 5<sup>th</sup>, 2022, at 6:00 PM local time for the following purposes:*

1. Inform the members of the current status of the Ironbridge Property Owners Association
2. Elect Members to the Association Board of Directors.
3. Discuss any additional business that may come before the Association.

Executed by Integrated Mountain Management, property manager of Ironbridge Property Owners Association.

**THIS IS AN IMPORTANT MEETING AND YOUR ATTENDANCE AND PARTICIPATION IS ENCOURAGED. IF YOU CANNOT ATTEND, PLEASE DESIGNATE A SUBSTITUTE TO VOTE ON YOUR BEHALF BY SIGNING THE ENCLOSED PROXY and either giving it to a neighbor who will be attending, board member or sending it directly to the Integrated Mountain Management office.**

### Enclosures:

- 1) 2023 Budget Ratification Notice (page 1)
- 2) 2023 Proposed Budget (page 2-3)
- 3) Notice of the 2022 Annual Meeting (page 4)
- 4) Agenda for the 2022 Annual Meeting (page 5)
- 5) 2021 Annual Meeting Minutes (page 6)
- 6) September Financials (page 7-9)
- 7) Board Member Consideration (page 10)
- 8) Proxy (page 11)

# **Ironbridge Property Owners Association Annual Meeting**

**Monday, December 5, 2022, at 6:00 pm**

## **AGENDA**

- I. Call to Order**
- II. Verification of Quorum**
- III. Approval of 2021 Meeting Minutes**
- IV. Club update**
- V. Trash Service Gift Certificate Drawing**
- VI. Financial review**
- VII. Committee Reports**
  - **River Trail**
  - **Member Engagement**
  - **Governing Documents**
  - **RMA**
  - **Finance**
  - **Legal**
- VIII. Project Discussion:**
  - **Road repairs**
  - **South ditch**
- IX. Additional Business**
  - **AUP review**
  - **Reserve Study update / capital budget**
  - **Deed Restricted claim**
- X. New Business**
- XI. Board Election – one seat available for a 3 year term**
- XII. Adjourn**

# Ironbridge Property Owners Association Annual Meeting

Wednesday, December 1, 2021 at 6:00 pm

## Annual Meeting Minutes

(Unapproved)

- I. **Call to Order:** Bob Johnson representing Integrated Mountain Management called the meeting to order at 6:13pm. Also present from IMM was Doretta Reuss.
- II. **Verification of Quorum:** A quorum was verified.
- III. **Approval of 2020 Meeting Minutes:** Rick Moore motions, Bryan Avery seconds, all in favor to approve.
- IV. **Financial Review:** Bob reviews the financials as of 10/31/21 and reports that the Operating account has a balance of \$231,669.63, and the Reserve Account balance is \$1,514,829.08. Bob states that income is on budget, with expenses slightly over, but overall pacing right on budget year to date. He explains that the Club equalization category consists of members that do not join which the HOA pays and is then reimbursed if the owner joins. Bob reviews the 2022 budget, which reflects an increase of \$30 per month for Club dues and \$7 per month increase to Reserves. The total monthly assessment will be \$525, and will go into effect January 1, 2022. The Reserve Study was revised 2019 and may be revised and updated again this spring, to include road projects, infrastructure, Club responsibilities and capital projects.
- V. **Project Discussion:**
  - **Lot 63 to 69 Reminder:** No trespassing allowed between these lots onto the river bank, as this is not HOA property and is owned by owners across the river.
  - **Pool Update:** Wes Cole provides an update and tells the membership that the pool has had multiple failures at several levels, and needs an entire renovation. They are currently in the developmental stage of defining the project and talking to a pool project manager. They are ready to pull back some surfaces to assess the condition underneath, and drill down to look at soils. Wes will provide us with updates to communicate out to the community.
  - **Christmas Lights:** Are being installed and put up this week.
  - **Trash Collection:** IMM may send out a survey to determine if owners want to use one provider or as it is now, contract a company of their choice.
  - **Club Update:** Wes gives an update on 3 future Capital Improvement Projects: one being the pool, two being employee housing being constructed on top of the maintenance facility in Westbank including 8 rooms, and three being the repair and/or replacement of the cart barn.
  - **Roads:** Mike Ferguson gives an update and states an engineering company has updated the road report this past summer. This will start a multi year road repair program, that would take care of high priority repairs first. We will collect bids over the winter and then schedule in the spring. The goal is over the next 2-3 years to address all areas.
- VI. **Additional Business**
  - **Declarations:** Reinstatement of the Transfer Fee is still under consideration, and would be the responsibility of the lot owner. We have reached out to the attorney for language as an amendment to the Declaration. This would ultimately need 67% vote of the membership to approve.
- VII. **Board Elections:** Chris Christopherson and Mike Ferguson terms expire. There are no candidates to consider and Chris and Mike will remain on the board for another term which will expire in 2024. Megan Maceachen term expires in 2022, and Rick Moore and Bryan Avery term expires in 2023.
- VIII. **Adjourn:** 10:05 pm



**Ironbridge Property Owners Association**  
**Balance Sheet**  
**9/30/2022**

**Assets**

Other

1000 - Ironbridge Alpine Operating 4216	\$60,945.07
1010 - Ironbridge EJ Reserve 1311	\$1,474,698.87
1200 - Accounts Receivable	\$49,927.02
	<hr/>
<u>Other Total</u>	\$1,585,570.96

Other Total

*Assets Total*

\$1,585,570.96

**Liabilities and Equity**

Other

2000 - Accounts Payable	\$2,450.00
2010 - Construction Deposits Refundable	\$170,250.00
2050 - Due to Reserves	\$311,630.57
2110 - Water Tap Fees	\$3,683.84
3100 - Reserve Fund	\$1,441,181.73
3500 - Prepaid Assessments	\$13,958.45
	<hr/>
<u>Other Total</u>	\$1,943,154.59

Other Total

Retained Earnings

(\$47,617.33)

Net Income

(\$309,966.30)

*Liabilities & Equity Total*

\$1,585,570.96



**Ironbridge Property Owners Association  
Budget Comparison Report  
9/1/2022 - 9/30/2022**

	9/1/2022 - 9/30/2022			1/1/2022 - 9/30/2022			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Income</b>							
<u>Assessment Income</u>							
4000 - Operating Assessments	\$26,048.00	\$26,048.00	\$0.00	\$234,432.00	\$234,432.00	\$0.00	\$312,576.00
4001 - Reserve Assessments	\$18,944.00	\$18,944.00	\$0.00	\$170,496.00	\$170,496.00	\$0.00	\$227,328.00
4100 - Monthly Club Assessment	\$103,118.00	\$102,356.00	\$762.00	\$928,062.00	\$921,204.00	\$6,858.00	\$1,228,272.00
<b>Total Assessment Income</b>	<b>\$148,110.00</b>	<b>\$147,348.00</b>	<b>\$762.00</b>	<b>\$1,332,990.00</b>	<b>\$1,326,132.00</b>	<b>\$6,858.00</b>	<b>\$1,768,176.00</b>
<u>Non Assessment Income</u>							
4220 - Design Review Fee	\$37,650.00	\$1,100.00	\$36,550.00	\$129,959.50	\$9,900.00	\$120,059.50	\$13,200.00
4230 - Interest	\$1,021.70	\$400.00	\$621.70	\$3,697.86	\$3,600.00	\$97.86	\$4,800.00
4240 - Late Charge	(\$124.52)	\$0.00	(\$124.52)	\$935.82	\$0.00	\$935.82	\$0.00
4260 - Penalties/Fines	\$0.00	\$0.00	\$0.00	\$800.00	\$0.00	\$800.00	\$0.00
<b>Total Non Assessment Income</b>	<b>\$38,547.18</b>	<b>\$1,500.00</b>	<b>\$37,047.18</b>	<b>\$135,393.18</b>	<b>\$13,500.00</b>	<b>\$121,893.18</b>	<b>\$18,000.00</b>
<b>Total Income</b>	<b>\$186,657.18</b>	<b>\$148,848.00</b>	<b>\$37,809.18</b>	<b>\$1,468,383.18</b>	<b>\$1,339,632.00</b>	<b>\$128,751.18</b>	<b>\$1,786,176.00</b>
<b>Expense</b>							
<u>General and Administrative</u>							
6150 - Design Review	\$5,300.00	\$750.00	(\$4,550.00)	\$20,292.50	\$6,750.00	(\$13,542.50)	\$9,000.00
6182 - Administrative & Accounting	\$1,617.00	\$1,617.00	\$0.00	\$14,553.00	\$14,553.00	\$0.00	\$19,404.00
6186 - Conservation Easement	\$0.00	\$600.00	\$600.00	\$5,111.85	\$5,400.00	\$288.15	\$7,200.00
6188 - Covenant Enforcement	\$0.00	\$450.00	\$450.00	\$2,950.00	\$4,050.00	\$1,100.00	\$5,400.00
6192 - Website Design & Maintenance	\$0.00	\$0.00	\$0.00	\$377.95	\$200.00	(\$177.95)	\$300.00
6212 - Insurance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10,975.00
6254 - Legal Fees	\$16,715.27	\$750.00	(\$15,965.27)	\$82,683.30	\$6,750.00	(\$75,933.30)	\$9,000.00
6270 - Management Fees	\$4,525.00	\$4,525.00	\$0.00	\$40,725.00	\$40,725.00	\$0.00	\$54,300.00
6500 - Office Expense	\$200.50	\$225.00	\$24.50	\$4,919.65	\$2,025.00	(\$2,894.65)	\$2,700.00
6510 - Tax Return	\$0.00	\$0.00	\$0.00	\$0.00	\$375.00	\$375.00	\$375.00
6540 - IPOA Utilities	\$83.88	\$120.00	\$36.12	\$5,424.38	\$1,080.00	(\$4,344.38)	\$1,440.00
<b>Total General and Administrative</b>	<b>\$28,441.65</b>	<b>\$9,037.00</b>	<b>(\$19,404.65)</b>	<b>\$177,037.63</b>	<b>\$81,908.00</b>	<b>(\$95,129.63)</b>	<b>\$120,094.00</b>
<u>IB Club</u>							
6180 - Club Equalization	\$0.00	\$0.00	\$0.00	\$37,500.00	\$22,500.00	(\$15,000.00)	\$30,000.00
6190 - Facility Fees	\$103,118.00	\$102,356.00	(\$762.00)	\$928,360.00	\$921,204.00	(\$7,156.00)	\$1,228,272.00
<b>Total IB Club</b>	<b>\$103,118.00</b>	<b>\$102,356.00</b>	<b>(\$762.00)</b>	<b>\$965,860.00</b>	<b>\$943,704.00</b>	<b>(\$22,156.00)</b>	<b>\$1,258,272.00</b>
<u>Repairs and Maintenance</u>							
6135 - Contingency	\$92,408.25	\$0.00	(\$92,408.25)	\$95,784.07	\$4,171.00	(\$91,613.07)	\$4,171.00
6230 - Irrigation Repair	\$0.00	\$3,000.00	\$3,000.00	\$13,775.24	\$15,000.00	\$1,224.76	\$18,000.00
6240 - Landscape Other	\$1,559.14	\$3,000.00	\$1,440.86	\$48,841.84	\$19,500.00	(\$29,341.84)	\$22,500.00
6242 - Landscaping Service Schedule	\$2,718.42	\$3,400.00	\$681.58	\$13,592.10	\$20,400.00	\$6,807.90	\$27,200.00
6420 - R&M Other	\$138.50	\$0.00	(\$138.50)	\$1,287.21	\$4,500.00	\$3,212.79	\$6,000.00
6421 - Bike Path Maintenance	\$0.00	\$0.00	\$0.00	\$369.25	\$1,000.00	\$630.75	\$1,000.00
6426 - Light Bulbs	\$0.00	\$350.00	\$350.00	\$1,101.64	\$3,150.00	\$2,048.36	\$4,200.00
6428 - Pet Station Maintenance	\$0.00	\$750.00	\$750.00	\$6,575.29	\$6,750.00	\$174.71	\$9,000.00
6430 - Snow Removal	\$0.00	\$0.00	\$0.00	\$30,069.55	\$25,000.00	(\$5,069.55)	\$41,000.00
6431 - Snow Removal - Bike Path	\$0.00	\$0.00	\$0.00	\$13,002.95	\$3,600.00	(\$9,402.95)	\$6,000.00
6447 - Roads	\$26,106.00	\$0.00	(\$26,106.00)	\$31,173.50	\$0.00	(\$31,173.50)	\$0.00





**Ironbridge Property Owners Association  
Budget Comparison Report  
9/1/2022 - 9/30/2022**

	9/1/2022 - 9/30/2022			1/1/2022 - 9/30/2022			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
6448 - Street Sweeping	\$0.00	\$0.00	\$0.00	\$5,665.00	\$6,000.00	\$335.00	\$6,000.00
6475 - Signage	\$0.00	\$0.00	\$0.00	\$4,738.75	\$650.00	(\$4,088.75)	\$900.00
<b>Total Repairs and Maintenance</b>	<b>\$122,930.31</b>	<b>\$10,500.00</b>	<b>(\$112,430.31)</b>	<b>\$265,976.39</b>	<b>\$109,721.00</b>	<b>(\$156,255.39)</b>	<b>\$145,971.00</b>
<b>Reserves</b>							
6445 - Reserves	\$18,944.00	\$18,944.00	\$0.00	\$170,496.00	\$170,496.00	\$0.00	\$227,328.00
<b>Total Reserves</b>	<b>\$18,944.00</b>	<b>\$18,944.00</b>	<b>\$0.00</b>	<b>\$170,496.00</b>	<b>\$170,496.00</b>	<b>\$0.00</b>	<b>\$227,328.00</b>
<b>Shared Expenses</b>							
6181 - Club Capital Projects	\$0.00	\$0.00	\$0.00	\$188,067.31	\$0.00	(\$188,067.31)	\$0.00
6601 - Bike Path (40%) (Co.Rd 109)	\$0.00	\$0.00	\$0.00	\$0.00	\$300.00	\$300.00	\$300.00
6602 - Entrance Decor (40%)	\$0.00	\$0.00	\$0.00	\$0.00	\$250.00	\$250.00	\$500.00
6603 - Irrigation Ditch (Robertson 25%)	\$0.00	\$250.00	\$250.00	\$1,775.72	\$2,250.00	\$474.28	\$3,000.00
6604 - Irrigation Repair (40%)	\$0.00	\$150.00	\$150.00	\$0.00	\$900.00	\$900.00	\$900.00
6606 - Landscape Contingency (40%)	\$0.00	\$200.00	\$200.00	\$0.00	\$1,400.00	\$1,400.00	\$1,400.00
6607 - Landscape Contract (40%)	\$1,039.43	\$2,500.00	\$1,460.57	\$1,039.43	\$12,500.00	\$11,460.57	\$17,500.00
6609 - Pump Station Maint (93%)	\$0.00	\$200.00	\$200.00	\$5,752.51	\$2,700.00	(\$3,052.51)	\$2,700.00
6611 - Rebillied Club Expense	\$0.00	\$0.00	\$0.00	\$1,356.15	\$0.00	(\$1,356.15)	\$0.00
<b>Total Shared Expenses</b>	<b>\$1,039.43</b>	<b>\$3,300.00</b>	<b>\$2,260.57</b>	<b>\$197,991.12</b>	<b>\$20,300.00</b>	<b>(\$177,691.12)</b>	<b>\$26,300.00</b>
<b>Utilities</b>							
6612 - Entrance Lights (40% IPOA)	\$0.00	\$80.00	\$80.00	\$0.00	\$720.00	\$720.00	\$960.00
6613 - Pump House (IPOA 93%)	\$0.00	\$350.00	\$350.00	\$988.34	\$3,150.00	\$2,161.66	\$4,200.00
6614 - Water - Accounting (25%)	\$0.00	\$50.00	\$50.00	\$0.00	\$450.00	\$450.00	\$600.00
6615 - Water - Augmentation (25%)	\$0.00	\$0.00	\$0.00	\$0.00	\$2,451.00	\$2,451.00	\$2,451.00
<b>Total Utilities</b>	<b>\$0.00</b>	<b>\$480.00</b>	<b>\$480.00</b>	<b>\$988.34</b>	<b>\$6,771.00</b>	<b>\$5,782.66</b>	<b>\$8,211.00</b>
<b>Total Expense</b>	<b>\$274,473.39</b>	<b>\$144,617.00</b>	<b>(\$129,856.39)</b>	<b>\$1,778,349.48</b>	<b>\$1,332,900.00</b>	<b>(\$445,449.48)</b>	<b>\$1,786,176.00</b>
Operating Net Income	(\$87,816.21)	\$4,231.00	(\$92,047.21)	(\$309,966.30)	\$6,732.00	(\$316,698.30)	\$0.00
Net Income	(\$87,816.21)	\$4,231.00	(\$92,047.21)	(\$309,966.30)	\$6,732.00	(\$316,698.30)	\$0.00

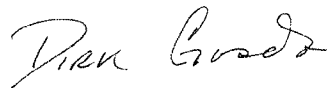
**Ironbridge Property Owner's Association, Inc.**  
**Qualifications of Dirk Gosda for Board Consideration**  
**November 15, 2022**

I am submitting this to the Ironbridge Property Owner's Association for their distribution to the Board and Members for the upcoming election to fill the open seat on the IPOA. I thank you in advance for your time.

**My Priorities and Experience:** I was appointed to the IPOA Board this summer by the Board. I have worked hard to help out and would like the chance to continue. My priorities are simple, to protect my investment in our homes and maintaining and expanding upon the incredible lifestyle/amenities Ironbridge offers. These will be my guiding principles, should you allow me the privilege of serving on the board. I think that given the current issues in front of us, the Board could benefit from someone with experience in Homeowner's associations and someone who is also willing to put in the hours to work to resolve the issues. That I have and will do. My experience as a CPA can be a big benefit to the Association as well. I have created and served as a Board Member for over a dozen Homeowner or Property Owner's associations. I have extensive experience in creating, managing, and turning over numerous community and project associations, most with full amenities, namely golf courses, pools, restaurants, etc. I recently served four years as a board member of the Austonian Condominium Association, a 56-story, 500,000-square-foot, first class high rise with an annual budget of \$6,000,000. During my term we managed almost any issue imaginable that an association might face. While the finances of Ironbridge are currently solid, it takes time and effort to keep our dues at a reasonable level, and our reserves sufficient, while operating the community. Since 1997, I have been and am a Partner in Sunrise Company, the developer and homebuilder of numerous Country Club and Retirement communities in the Palm Springs valley, Las Vegas, Houston and Colorado Springs. Sunrise also acquired and completed Dancing Bear Aspen. I also served as President of Texas for Brookfield Residential, a \$4B subsidiary of Brookfield, a \$400B company. As President I was responsible for the development of four large master planned communities, namely Kissing Tree, a 3,200 home, fully amenitized, golf course community and Easton Park, a 13,000 home master planned community, along with two smaller communities.

**Why am I volunteering?** My wife Laurie and our children have been in the valley for over 25 years. We are building a new home in Ironbridge. We enjoy and appreciate everything that Ironbridge has to offer. Our children all graduated from Aspen High School. Our son now lives in Carbondale and our daughter lives in Ironbridge. I was involved in building the first 150 homes in Ironbridge from 2004 to 2008. Unfortunately, Lehman Brothers developed Ironbridge and went bankrupt in 2008, ending my involvement. Twelve years later, my partners and I purchased the remaining 39 lots from the current developer. We have been very successful in selling approximately 27 of the 39 homes in our first year and a half. I have volunteered and served a wide variety of community and charitable organizations, from Treasurer of the Snowmass Chapel to JV coach of the Aspen High School basketball team to Chairman of the Foundation of the Henry Mayo Newhall Memorial Hospital and a Trustee on the Board of the Castaic Union School District. I received a B.A. in Accounting from the University of Houston and was a Certified Public Accountant.

Please feel free to contact me at [dirk.gosda@sunriseco.com](mailto:dirk.gosda@sunriseco.com) should you have any questions or desire to meet with me.



**PROXY**

**IRONBRIDGE PROPERTY OWNERS ASSOCIATION (the "Association")**

This proxy is made pursuant to C.R.S. §7-127-203 and Section 3.6 of the Bylaws of Ironbridge Property Owners' Association (the "Bylaws"). This proxy is being sent in advance of the Annual Meeting of the Association scheduled for December 5, 2022. Unless sooner revoked in writing, this proxy shall remain valid until the following, not to exceed 60 days from date of signature of this Proxy:

February 3, 2023

The undersigned member(s) of the Association hereby revokes all previous proxies for votes of the Association and appoints the following to be the member's proxy holder:

(Check only one)

- Elizabeth Lippitt
- Mike Ferguson
- Rick Moore
- Bryan Avery
- Dirk Gosda
- Alice Angier
- \_\_\_\_\_ (write in name of proxy)

By this proxy, the member's proxy holder shall have the power to substitute in writing another person or entity as proxy holder, to revoke any substitution, and to represent the member in accordance with the instructions contained in this proxy. Any act the proxy holder may take under this proxy shall have the same effect as if the member were present in person and voting.

My proxy may vote according to his/her own best judgment relative to the business that properly comes before the Annual Meeting and all meetings occurring within the time period specified above.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

Signature: \_\_\_\_\_

Print Name of Owner: \_\_\_\_\_

Address/Lot #: \_\_\_\_\_

**IF YOU CANNOT ATTEND THE MEETING, PLEASE CHOOSE SOMEONE TO REPRESENT YOUR INTERESTS FOR THE ASSOCIATION.**

Please complete and return the Proxy by 5:00 p.m. MT on December 4, 2022 to ensure it is received by the Association prior the meeting. Proxies should be sent to the Association by one of the following methods:

VIA US Mail, Overnight Delivery Service or Hand Delivery to:

Integrated Mountain Management

PO Box 908

Glenwood Springs, CO 81602

VIA EMAIL to: Doretta.reuss@integratedmtn.com

**\*\*\*\*VERY IMPORTANT – PLEASE RETURN \*\*\*\***