

**IRONBRIDGE PROPERTY OWNERS ASSOCIATION**  
**c/o Key Stone Management**  
**BOD MEETING MINUTES**  
**February 19, 2024 at 5pm at The Ironbridge Club**

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

The meeting was called to order at 5:02pm. Directors present: Alice Angier, Connie Meine, Mike Fergusson and Bart Turner. With quorum present, the meeting commenced. Also present was Courtney and Nadia Nel from Key Stone Management (KSM).

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

- 8. h) New Development
- 8. i) Water Rights
- 8. J) Unprotecting associations financials on the web page
- 8. k) Roads maintenance

**3. Approval of Previous Minutes:**

The meeting minutes for 01/15/24 were motioned as approved with no changes by Connie Meine and seconded by Bart Turner, all in attendance agreed.

**4. Email Approvals:**

None

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

None

**6. Committee Reports:**

**a) DRB Activity Report:**

KSM presented an updated report to the board. All Sunrise allowances have been approved. Lot 379 deck issue still in approval process.

**b) RFSD Right of Way Responsibility:**

Dirk Gosda had received some of the documents from the Title Companies but was still waiting for a second document which will hopefully clarify the title of the road.

**7. Financials:**

**a) Financial report:**

Chris Christopherson, FC Chair, presented the year end financials and proposed a transfer of \$166,947.50 to the reserve account as follows:

- \$65,542 - Adjustments for accrual monies for 2022 year-end
- \$79,850 - Net funds of DRB Fees and expenses for the 2023 year
- \$40,000 - Write off of Construction Deposit liability
- (\$3,823) - 2022 Income tax expense
- (\$14,000) - 2023 Income tax expense
- \$621.50 - 2023 shortage of cash contribution to reserve fund

Bart Turner motioned to accept the proposed transfer, seconded by Alice Angier and all present agreed.

Connie Meine reminded all that the FC may not incur costs with the management company without prior board approval and that she needs to be present at all meetings. Connie to reiterate this with the FC.

KSM will contact CPA firms for tax return bids.

**b) Club equalization:**

There are queries on this bill and payment will not be made until the Board has met with the Club to discuss.

**8. Items for Discussion:**

**a) Transfer Fee survey results:**

Based on the results received and reviewed, the board agreed to conduct a follow up survey. Members of the board will get together to discuss the second survey questions. KSM will remit the survey once completed.

**b) Director tenures:**

This will be decided once the Bylaws have been completed.

**c) Bylaws revision**

The Bylaws revisions have been emailed to the board. This was tabled for the next meeting.

**d) Landscape SOW**

KSM had created and remitted a landscape scope of works to the board. Board members were asked to review the SOW and give input by Friday, 02/23/24. KSM will then send this out for bid.

**e) Covenant enforcement:**

KSM reported that no offers to cover the night enforcement position had been received.

**f) Pet stations vendor:**

Due to the unforeseen increase in pet station cleaning received from the Club, Bart Turner motioned to change this task to KSM, Connie Meine seconded the motion and all agreed. KSM will notify the Club and start the cleaning from March 1<sup>st</sup>. The board unanimously agreed to the purchase and installation of a new pet station on phase 3 river trail. KSM will source prices on signs encouraging owners to use the bins provided and to leash their dogs.

**g) Status of Club meeting:**

Not known yet. KSM will inform all once a date has been scheduled.

**h) New Development:**

Bart Turner informed all of a pending new development across the river from Ironbridge. They are still a couple of years away from breaking ground, the development will have approximately 700 builds and will stretch over an 8 year period.

**i) Water rights:**

With the pending development and with the implication of historic water usage for the association, Alice Angier was tasked with contacting the water attorney to see what can be done regarding the rights.

**j) Unprotecting associations financials on the web page:**

The board discussed the advantages of having the association financials on an unprotected page on the web site. Bart Turner made this motion, seconded by Alice Angier – the motion passed 3-1.

**k) Roads maintenance:**

Mike and Dirk need to secure bids for this to present to the board.

**9. Action Items:**

1. All - review the Landscape Scope of Work file sent by Courtney on 2/19. It is an excel workbook with tabs for the various topics. Provide feedback/questions/revisions to Courtney by Friday 2/23
2. Bart – will notify the Board when Cal Kendrick responds with a date in March for in-person meeting
3. Alice – contact the attorney in Denver regarding water rights discussion. Topic will include more recent actions by club, and the new planned development nearby. Will re-visit possible ideas/remedies he may have to secure ownership of water rights
4. Connie – will go to county assessor or planning dept regarding IPOA's 7-acre parcel across the river. Try to discern what possible restrictions may be in place
5. Bart – will host meeting to generate questions for a second survey on transfer fee. Mike, Connie & Alice will attend at Bart's house Thursday 2/22 at 5:30 pm
6. Alice – will contact Rhonda to enable our IPOA website to allow access to financial statements without requiring password
7. Connie – will provide the table of RF Valley golf community info comparing HOA fees, golf costs, etc. to be included in next IPOA newsletter

**10. Next Meeting Date:**

The next board meeting was scheduled for March 19<sup>th</sup>, 2024 at 5pm.

**11. Executive Session:**

None.

**12. Adjournment:**

The meeting adjourned at 9:08pm.