

IRONBRIDGE PROPERTY OWNERS' ASSOCIATION
c/o Integrated Mountain Management
1001 Grand Ave. PO Box 908
Glenwood Springs, CO 81601
970-930-6200

BOARD MEETING

Held Monday, November 14, 2022 @ 9:00 am via Zoom

Board Meeting Minutes
(Approved)

- **Call to Order/Verify Quorum:** Bob Johnson representing Integrated Mountain Management called the meeting to order at 9:02 am. Also present from IMM was Doretta Reuss. A quorum was verified as board members in attendance included: Mike Ferguson, Rick Moore, Dirk Gosda, Bryan Avery, and Alice Angier. Elizabeth Lippitt joined the call at 11:10 am.
- Mary Kenyon objected to the Notice of Executive Session for lack of specificity and boilerplate language used

Executive Session: Discussion, update, and legal advice with Association attorney regarding current legal status on Harbour case, water rights case and deed-restricted housing.

Enter session at 9:14 am

End session at 10:25 am – no action taken

- **Approve Meeting Minutes from prior Board Meeting (10/31)** - Rick motions, Bryan seconds, all in favor, motion passes
- **Member open forum:**
 - Janis Taylor – shared history of run for election and deed-restricted owner concerns
 - Siri Olsen – Governing Docs Committee wants to release survey to HOA; Alice will send pdf for distribution
 - Bart Turner – request time at annual meeting (215 members on WM) to award gifts
 - Mary – what damage might be being done by contractors that affect HOA
 - Phil Nyland – appreciates current and past board; deed-restricted hasn't had voice; no discernment amongst fees; asks for consistency with county program
 - Christina Duffy – requests minutes Mary requested; concerned for other residences if we don't address the dips; damage to sewage due to weather drainage; could be case in other areas; patches could be band aid and should be digging into depressions
- **Presentation of Reports:**
 - **RMA** – Bart Turner – meeting to finalize survey for HOA, follow-up mtg with club on 11/16
 - **Finance** – Connie Meine requests Dirk proceed with request to approve additional funding
 - AUP Funding – Dirk motions to increase maximum spend to \$5,000, Mike seconds, all in favor, motion passes
 - Dirk requests two items stay on agenda: Proposed Reserve Policy for Review and Approval and Proposed Investment Policy for Review and Approval
 - Dirk - 2023 Capital Expenditure Budget Approval;

- Roads - \$80,000
- Landscaping and Common Areas - \$25,000
- Mailboxes - \$6,000
- Sewer - \$5,000

Total - \$116,000

Bob can add to budget as footnote, add to annual meeting agenda in budget ratification, Connie will present recommendations for accounting

- Discussion with and Direction from the Board to the Finance Committee regarding Expense Reduction – Dirk welcomes input from Board to review; most money falls into four buckets (Mike) Dirk asks for discussion in January; Connie adds about legal fees and refers to draft report
- **Governing Docs** – Alice motions to share governing docs survey results with the HOA, Dirk seconds, all in favor, motion passes; Rick motions that Doretta sends the survey to membership, Mike seconds, one abstain, motion passes; Alice will forward the survey results to Doretta
- **Old/Unfinished Business:**
 - 958 River Bend Way sewer line leak update – Mike updates Board, Bob recommends a storm line drains inspection on annual schedule
- **2023 Management Systems Discussion** – Dirk will meet with finance committee; Connie says after AUP the committee can recommend list of reports needed
- **Attorney Fees Discussion** – Connie reads report; Beth motions that a legal committee be formed: all legal matters are discussed by a quorum of the board and legal committee before consulting counsel. All invoices to be reviewed by legal and finance committees before payment rendered. No board member or property manager may consult counsel without a board vote approving subject matter and content. At minimum, the Legal Committee shall have a board member, a finance committee member, and a member at large with legal experience; Alice seconds, four in favor, two opposed, motion passes.
- **Spend \$250 to live stream 2022 annual meeting** – all board members agree (not a vote)
- Board agrees to appoint Jeff Kelley replacement at board meeting on 12/5 at 10 am
- Tabled for future meeting:
 - Holiday Lighting Discussion - Mike
 - Affordable Claim – Review and Discussion and possible action
 - Transfer Fee Discussion and possible action
 - Water Rights
 - Request for a Discussion in a Special Meeting in Open session - Dirk
- New business:
 - Annual Meeting of the Members and Board Budget Ratification Agendas Discussion - Alice
 - Consider painting speed bumps – Mike
- Adjourn 12:42 pm