

IRONBRIDGE PROPERTY OWNERS ASSOCIATION
c/o Key Stone Management
BOD MEETING MINUTES
March 17, 2025 at 5pm at The Clubhouse

1. Call to Order / Verification of Quorum:

The meeting was called to order at 5:02pm. Directors present: Alice Angier, Connie Meine, Bart Turner and Gary Beach. With quorum present, the meeting commenced. Also present was Courtney from Key Stone Management (KSM). There were 3 owners in attendance.

2. Changes / Additions to the Agenda:

Under point 8:

- k) Shared owner driveway issue - Executive session
- l) Additional signage
- m) Retention pond
- n) Resident Watering and Drainage document

3. Approval of Previous Minutes:

The meeting minutes for 02/17/25 were motioned as approved by Gary Beach and seconded by Bart Turner, all present agreed.

4. Email Approvals:

- 02/18/25 – Board approval and acceptance of Good Earth valve exercising bid.

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

- Michael Gilbert asked the board to consider some extra lighting for the main entrance as the entrance is very dark at night and makes it difficult to see where to turn into the community. The board asked KSM to source a bid for a solar light.

6. Committee Reports:

a) DRB Activity Report:

KSM presented an updated report to the board as follows:

Lot 20	1820 River Bend Way	Landscape to be done
Lot 25	1604 River bend Way	DRB busy reviewing
Lot 37	162 Blue Heron Drive	Require shed application
Lot 41	354 River Bend Way	Waiting on Conformance Review
Lot 52	399 Blue Heron Drive	Awaiting landscaping completion / Deck approved
Lot 56	209 Blue Heron Drive	Waiting on Conformance Review
Lot 57	159 Blue Heron Drive	Awaiting landscaping completion
Lot 60	15 Blue Heron Drive	Under DRB review
Lot 65	1294 River Bend Way	New Build Approved - Awaiting start date
Lot 83	392 River Bank Lane	New build - under construction
Lot 90	406 River bend Way	Fence approved
Lot 91	382 River bend Way	New build
Lot 116	263 Silver Mountain Drive	New Build
Lot 126	196 Silver Mountain Drive	Various construction
Lot 145	47 White Peaks Lane	Various construction
Lot 167	91 River Bend Way	Various small projects
Lot 208	148 Red Bluff Vista	Small project
Lot 245	910 River bend Way	New pergola
Lot 252	52 Eagle Claw	New build - Revised landscape plan
Lot 263	59 River Vista	Landscaping
Lot 279	303 Blue Heron Vista	Patio shading
Lot 281	353 Blue Heron Vista	Landscaping

7. Financials:

a) Financial report – Info from CPA meeting:

The February financials were reviewed and found to be in good order. The 2024 year-end financials have been sent to the CPA for tax return preparation.

8. Items for Discussion:

a) Proposal from homeowner for “Covenant Controlled Community” sign:

A discussion ensued about the need and costs involved in erecting this sign. Bart Turner will investigate location and costs involved.

b) Proposal from owner for “Community-wide clean up day with sponsored roll off”:

The association’s annual Earth Day is scheduled for April 22, 2025. The board discussed the costs and advantages / disadvantages of hosting a roll off for the community. After much consideration, it was decided to not do this but to inform owners via the newsletter of areas / drop off zones around the valley for discarded goods, landscaping debris etc.

c) Status on street sign and pillar damage:

These repairs have been completed and the owners involved have paid for the repairs.

d) Roadworks update:

The board is reviewing a roads spreadsheet sent by Dirk Gosda. Still waiting for the scope of works from High Country in order to source contractors and bids. Dirk Gosda, Bart Turner, Gary Beach and KSM continue to meet weekly for updates.

Two crack seal bids have been received and forwarded to the board for consideration. This work will be performed mid-summer to end summer. Owners will be informed via email of closures and dates for the road sealing work.

e) Mailbox committee update – scope of works & volunteers for committee:

Leo Carmichael continues to head up this committee and David Brown has offered his assistance. The committee will meet with the post master soon to discuss options. Leo continues to source bids and ideas. Connie Meine will forward a charter to the committee.

f) Spring irrigation start up procedure and date:

The irrigation start up is scheduled for mid-April, dependent on the level of the Robertson Ditch. Good Earth will start with the exercising of the valves and pressuring of the system. Once all repairs have been completed, exercising done and system is at pressure, KSM will let owners know that they can turn their irrigations systems on.

g) Good Earth speed bump damage / repairs:

Good Earth has agreed to repair the damages to the speed bumps caused by the snow plow. A discussion ensued with Bart Turner proposing that the high-speed bumps be converted to table top speed bumps instead. Not only is this better for vehicles but also makes it easier for snow plowing purposes, with no damages occurring. KSM was asked to source bids.

h) RFWSD pumphouse replacement:

RFWSD has let KSM know that the pumphouse replacement project should be completed by end April.

i) Declaration amendment update – redline copy:

Altitude Law is working on the redline document. KSM will forward to the board once received.

j) Dufford Waldeck update – executive session:

Discussed in executive session – no new information received.

k) Shared driveway issue - Executive session:

Discussed in executive session – owners to reach solution.

l) Additional signage:

An owner had contacted KSM to request additional signage at the pet stations as owners are not cleaning up after their dogs. The consensus was that there is enough signage at the stations and a reminder to owners will be added to the newsletter.

m) Retention pond:

The irrigation system on the berm separating Teller Springs and IPOA property was abandoned years ago and is currently dysfunctional. KSM requested to get bids to get it to a functional state again for irrigation and also fire mitigation purposes. The board agreed to this.

n) Resident Watering and Drainage document:

The document received from Dirk Gosda needs some clarification and refining between owner and HOA lines/boundaries. Gary Beach offered to work on this with Dirk, once completed and with board approval, the document will be posted to the web page and emailed to all owners.

9. Action Items BOD:

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

10. Next Meeting Date:

The next board meeting was scheduled for April 21, 2025, at 5pm.

11. Executive Session:

The board went into executive session at 6:50pm to discuss the Dufford Waldeck update regarding the new development and to discuss a shared parking issue between owners as well as to review the aging report and emerged at 7:20pm

12. Adjournment:

The meeting adjourned at 7:20pm.