

IRONBRIDGE PROPERTY OWNERS ASSOCIATION
c/o Key Stone Management
BOD MEETING MINUTES
July 21st, 2025 at 6pm at The Kitchen / Clubhouse

1. Call to Order / Verification of Quorum:

The meeting was called to order at 6:02pm. Directors present: Connie Meine, Alice Angier, Bart Turner and Gary Beach. With quorum present, the meeting commenced. Also present was Courtney and Nadia Nel from Key Stone Management (KSM). There were 5 owners on the call.

2. Changes / Additions to the Agenda:

8. h) Covenant enforcement report

3. Approval of Previous Minutes:

The meeting minutes for 06/21/25 were motioned as approved by Gary Beach and seconded by Alice Angier, all present agreed.

4. Email Approvals:

- 06/24/25 - Permission to Lot 85 to mow & treat invasive species behind his property
- 07/02/25 - Acceptance of the Heyl Construction bid for road repairs project

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

None.

6. Committee Reports:

a) DRB Activity Report:

KSM mentioned no new updates for the report.

Lot 20	1820 River Bend Way	Landscape about to start
Lot 25	1604 River bend Way	Shed conformance
Lot 37	162 Blue Heron Drive	Shed construction
Lot 41	354 River Bend Way	Landscape plan received - under review
Lot 51	397 Blue Heron Drive	Removal of Aspen Trees Granted
Lot 52	399 Blue Heron Drive	Awaiting landscaping completion / Deck approved
Lot 56	209 Blue Heron Drive	Landscape plan received - under review
Lot 57	159 Blue Heron Drive	Under Review - Landscape / Casita / Pergola
Lot 60	15 Blue Heron Drive	Busy with landscape
Lot 65	1294 River Bend Way	Under construction
Lot 73	1195 River Bend Way	New detached garage
Lot 83	392 River Bank Lane	New build - under construction
Lot 91	382 River bend Way	New build
Lot 98	379 River Bend Way	Refresh trim paint
Lot 114	263 Silver Mountain Drive	Landscape plan approved - under construction
Lot 116	263 Silver Mountain Drive	New Build – Landscape approved
Lot 117	241 Silver Mountain Drive	New Build - Preliminary Approval Granted
Lot 122	167 Silver Mountain Drive	New paint color - under review
Lot 167	91 River Bend Way	Various small projects
Lot 190	121 Red Bluff Vista	Hot Tub Approved
Lot 203	268 Red Bluff Vista	Foundation Repairs
Lot 206	196 Red Bluff Vista	New Deck
Lot 208	148 Red Bluff Vista	Small project
Lot 210	475 River Bend Way	Driveway Extension Granted
Lot 245	910 River bend Way	New pergola approved
Lot 246	934 River Bend Way	Foundation Repairs
Lot 247	958 River Bend Way	Hot Tub approved
Lot 279	303 Blue Heron Vista	Patio shading
Lot 281	353 Blue Heron Vista	Landscaping
Lot 286	306 Blue Heron Vista	Installation of Artificial Lawn Approved

7. Financials:

The financials are in good standing. There were no issues or concerns to report. The board agreed for Bart Turner to have monies transferred from the reserve investment account for the mailbox and roads project to date, as well the cost of the road sealing project. Amount to be transferred is: \$151,665.00. All board members agreed.

8. Items for Discussion:

a) Irrigation system issues:

Multiple issues are currently affecting the system. A break at the inlet of the ditch has caused water to divert away from the association and back into the river, resulting in low flows. Additionally, the grate at the pumphouse frequently becomes clogged, limiting water intake. It is believed that some owners are allowing their dogs to swim in the ditch before the pumphouse, which stirs up silt and releases ditch debris that accumulates on the grate. KSM has been cleaning the grate as needed.

To help mitigate the problem, sandbags have been installed to create a wall at the grate, diverting and filtering incoming water. The pumphouse control panel and some filters also needed replacement, likely due to a recent power surge.

The Club is aware of the issues and is addressing them as best as possible. Full reconstruction of the inlet island will not be possible until the ditch is closed at the end of the season. The pump has been adjusted to run at 90 PSI, but adherence to watering time zones is essential for the remainder of the season.

KSM will email a new watering zone chart to all owners and install signage to ensure the issue receives adequate attention. The new chart will also be included in the upcoming newsletter. Bart Turner motioned to approve the watering zone chart, which was seconded by Connie Meine and unanimously agreed upon. KSM has also been asked to source "No Entry" and "No Swimming" signs for the pumphouse area. Additional considerations for the pumphouse include installing a surge protector and a strobe light.

b) IPOA rights for expansion from Dufford Waldeck:

No response has been received to date. KSM was asked to email the attorneys and to refer to Barts conversation with Willie Deford on the completion of their work regarding the expansion rights.

c) Mailbox replacement project:

The project is nearing completion. Once the postmaster sends the USPS locksmith out, regular mailing services will resume. The board discussed and asked KSM to offer the mail boxes to owners first at no charge and then to remove the old boxes to be dumped / recycled.

d) Declaration red line review – potential DRB changes

This project has been delayed due to all the water issues and road projects. The board discussed the option of changing the DRB to a DRC – board to committee, considering most of the association has been built out and the activities of the board / committee will now mainly be small projects / changes.

e) Road repairs:

The board all agreed in favor of the T&M document received from Heyl Construction; Connie will sign the document. Once this has been sent back to the contractors, an estimated date and time schedule / line will be established. KSM updated the board that the curb and drainage swale in Riverbend Way is almost complete, with the road sealing project scheduled to start soon. KSM will send the necessary notification emails out as necessary.

f) Lot 246 house repairs:

While the owner has a year to complete the foundation repair project, it would appear that the scope of works has changed. The changes would need County and DRB approvals. The board will review the apparent change in the scope of works, with suggested DRB involvement. Letters / legal may have to be issued and approached.

g) Ice cream truck:

The board discussed the offer for an ice cream truck vendor to ride through the community on occasion, based on a request received. All members were in favor of allowing this.

h) Covenant enforcement report:

KSM had sent the most recent report to the board ahead of the meeting.

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 August 18, 2025, at 6pm.

11. Executive Session:

The board went into executive session at 7:29pm to discuss the aging report and potential changes to the DRB documents and emerged at 8:20pm.

12. Adjournment:

The meeting adjourned at 7:20pm.