

Ironbridge POA – Fall 2020 POA board update
November 23, 2020

Thanks to the COVID pandemic, many aspects of our lives have been disrupted, and IB POA and membership activity has been no exception. This update is to provide IB members a brief interim report on items discussed during the last IBPOA board ZOOM meeting held on August 10 as well as other on-going business items. Hopefully this update will improve information flow between the membership, the board, and Integrated Mountain Management (IMM) between quarterly meetings. These updates are not intended to in any way replace the board and membership meetings as forums for ongoing and new topics. The minutes of the most recent meeting will generally provide the outline for this update.

Riverview Safe Route to School: Doug Pratte provided a project update. As you can see, the section from Rt 154 and the Rio Grande crossing is complete. The next step, previously agreed to by the membership, was for the POA to donate and grant easement to the school district of some small bits of common property along Rt 109 for the path. The board voted to sign and deliver those documents. Subsequent to the meeting, the necessary documents were signed and delivered.

It should be mentioned that while not part of the POA proceedings, a similar donation of and easement to other property owned by the IB club was also delivered to the school district, so hats off to the club for contributing to this project to enhance the IB amenities!

Road maintenance projects: Bob Johnson provided a summary of the major road / drainage repair projects this year, including the three projects on Red Bluff, and the costs involved. Approximately \$68,000 was spent on these necessary Red Bluff projects. Subsequent to the meeting, we learned that there will be no financial help coming from the insurance claims, so these will be all funded out of the general funds.

The proposed river trail and pump house access was discussed. This “improvement” project pretty much came to a standstill this spring, so the board agreed that we would reintroduce and re-evaluate the topic in early 2021. One decision was made to replace the “no trespassing” signs that face the river and are missing from their posts. IMM will work to have these signs made for deployment in the spring.

Governing documents: Doretta has sent all of you copies of the declarations which we need to update over the winter. Multiple legalese updates will be made. Between now and the next meeting is your opportunity to weigh in on any other changes you would like the board to consider.

5 Minute parking at mailbox: Subsequent to the meeting, the board and the club agreed to the placement and implementation of the 5 - minute parking spot. This spot will allow for quick access for getting mail and dropping off / picking up people during the summer when some are filling the parking spaces in front of the mailboxes for a good part of the day. It was agreed that the space would be marked and a sign installed by year end.

Eagle Claw drain: There is periodic runoff seeping from below the retaining wall behind lots 266 and 267. We have eliminated most possible sources, and are trying to learn more about the below-grade drainage system in that area. Investigation by IMM and the Board continues on this issue.

POA Financials: Bob Johnson gave a mid-year summary of income and expenses, with account balances. The 2021 budget will be reviewed and discussed at the next meeting.

Club Assessments in Deed-restricted property. A discussion ensued about this, and we agreed to provide an update on that fee structure. The latest fee structure is \$100 / month for a basic membership (everything but golf), and \$238 (75% of regular fee) for full membership which includes golf and resident credit programs. There are also one-time activation fees, \$750 for basic, and \$5000 for full Resident membership (again, 75% of regular fee).

POA Board Membership: Since the last meeting, Mark Howard has resigned his position on the board, so there are currently four members seated. We had interest expressed from a couple of volunteers, however the board felt that it would be optimal to fill the open position as part of the regular election to be held at the December meeting on Thursday Dec. 10 (likely to be another ZOOM session) in order to have the full membership involved in the process. Bryan Avery and Rick Moore's positions come up for election anyway. However, we will elect three board members instead of two so we are back to the full complement of five. Both Bryan and Rick intend to run for re-election to the board. Any interested parties are encouraged to reach out to any existing board member or Doretta if they wish to discuss further or have any questions.

Happy Thanksgiving!

IBPOA Board