

IRONBRIDGE PROPERTY OWNERS ASSOCIATION
c/o Key Stone Management
BOD MEETING MINUTES
August 18th 2025, 6pm via Zoom

1. Call to Order / Verification of Quorum:

The meeting was called to order at 6:02pm. Directors present: Connie Meine, Alice Angier, Bart Turner, Gary Beach and Dirk Gosda. With quorum present, the meeting commenced. Also present was Courtney and Nadia Nel from Key Stone Management (KSM). There were 7 owners on the call.

2. Changes / Additions to the Agenda:

- 7. b) Lift Station landscaping
- 7. c) Two minor road repairs

3. Approval of Previous Minutes:

The meeting minutes for 07/21/25 were motioned as approved by Gary Beach and seconded by Bart Turner, all present agreed.

4. Email Approvals:

- 07/23/25 - Agreement to have Collection Policy updated per statutory laws

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

- An owner inquired whether the slow children signs can be moved to the center of the roads in an attempt to slow vehicles from speeding. The board explained that there are slow children signs posted along the sideways as well as speed limit signs. Having the signs in the middle of the road could cause ingress and egress issues with the driveways been close to each other and possible liability regarding insurance claims should they be hit by vehicles. The board agreed to check with the lawyers about the signage liabilities.
- An owner mentioned issues with the playground area, this is a club issue and area.
- An owner asked that the street sign at the Blue Heron roundabout be repaired. This will be repaired by the contractors building in the area at completion of work. It was also asked to add some trees to the roundabout area.

6. Committee Reports:

a) DRB Activity Report:

KSM mentioned no new updates for the report.

Lot 20	1820 River Bend Way	Busy with landscaping
Lot 25	1604 River bend Way	Shed painted
Lot 41	354 River Bend Way	Busy with landscaping
Lot 52	399 Blue Heron Drive	Landscape & deck installation
Lot 56	209 Blue Heron Drive	Busy with landscaping
Lot 57	159 Blue Heron Drive	Busy with landscaping / Shed approved
Lot 60	15 Blue Heron Drive	Busy with landscaping
Lot 63	1438 River Bend Way	Painting
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 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 – Under construction
Lot 167	91 River Bend Way	Small project
Lot 206	196 Red Bluff Vista	New Deck
Lot 208	148 Red Bluff Vista	Small project – extension of time
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 / Waiting on landscape & improvements submittal
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. The board agreed to transfer monies for the first payment of the roads project once completed and signed off.

8. Items for Discussion:

a) Creation of Design Review Committee (DRC):

Connie Meine explained that a DRC will be established. This committee will have the same functions and activities as the DRB but will be guided under the Board of Directors. Gary motioned to establish the DRC, seconded by Bart Turner and all agreed. It was also agreed by all board members to rewrite / update the current design guidelines. All current DRB members will be invited to join the DRC. Connie will send an email to the DRB members to explain the decision and to thank them for all their hard work to date.

b) Lift Station landscaping:

The board asked KSM to approach RFWSD to ask them to add some landscaping in front of the newly completed lift station along River Bank Lane. A suggestion would be Russian Sage as it is a hardy plant with little effort needed to maintain.

c) Two minor road repairs:

KSM noted to areas of the roads that need some maintenance, not on the current list for road repairs. The areas are along River Bend Way before the speed bump between the 13th and 14th fairway. The other is on the corner of Silver Mountain Drive and White Peaks. These areas have sunken it may need repair this year. The board will visit these areas before making a decision.

9. Updates on:

a) Lot 246 – County inspection / Legal notice:

This was discussed in executive session. Legal comment pending.

b) Status of equalization payments with the Club:

No response has been received to date and KSM will forward all correspondence once received.

c) Drainage for homeowners recommendations:

The issue of shared drainage lines was discussed. Owners will need to be educated about the shared lines as the lines are a limited common element and costs will need to be shared between neighbors. These lines need to be scoped and repaired, if necessary, on a periodic basis. A policy will need to be drafted to explain the shared lines, those affected by it and the need for maintenance of the drains. Once all areas have been listed, the board will notify the owners and the completed policy will be recorded for these Lots.

d) Dufford Waldeck invoice and guidance on expansion:

There has been no communication from Dufford Waldeck on this issue. Bart will contact them and if he is not successful, new attorneys will be approached.

e) Irrigation system and watering restrictions:

The issues continue with the grate needing cleaning almost on a daily basis. There also seems to be an issue with beavers creating blockages. KSM continues to work with the Club on these matters. Owners will be asked to continue using the prescribed time zones, the supply of water is matching the demand for now when these zones are adhered to.

f) Declarations revisions project:

Still with legal for review.

10. Action Items BOD:

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

11. Next Meeting Date:

The next board meeting was scheduled for September 22, 2025, at 6pm.

12. Executive Session:

The board went into executive session at 7:55pm to discuss the aging report and Lot 246 construction issue and emerged at 8:36pm.

13. Adjournment:

The meeting adjourned at 8:36pm.