

**IRONBRIDGE PROPERTY OWNERS ASSOCIATION**  
**BOARD MEETING**  
**December 18, 2015**

**Minutes**

Call to Order – the meeting was called to order at 4:36 pm by Bob Johnson of the Fleisher Company.

People present – Bob Johnson, Doretta Reuss, Board members present Matt Verheul, Phil Weir, Sheila Poulson, and Rick Moore via phone.

Change to Agenda – Start with open forum:

Lisa Price (526 Riverbend Way)

Kirsten Michel (619 Riverbend Way)

They expressed serious concern regarding the Board, Club and how to get the community moving forward with regard to the Club Membership Agreement.

Concerns:

- Club Agreement – increase in dues this year (2016) to \$250
- Club agreement has no cap as to what assessments can rise to. The choice is to accept the agreement as is or revise? Club management mentioned they will consider an amendment, as this is a concern.
- There was discussion to form a committee to review the Club Membership Agreement. Bob will send an invite out to the membership to participate on the committee. The Board will appoint the committee from those interested in serving.
- Legal Representation: Jeff Conklin from Karp, New and Hanlon is the representative for IPOA. Blue Heron works with Hanlon, from the same firm. Will there be a conflict of interest with reviewing the Club agreement?

Other Business:

Ditch Repair Work – The Robertson Ditch has been compromised, and making repair work necessary and is underway. This includes piping the ditch so that there won't be a waterway running through the association. They will pipe it and cover with native.

Aspen Collection – has very little common area, and is now part of the master association. There is minimal weed mitigation.

Bob reminded the Board of the 2016 Monthly Assessments. IPOA Operating Assessment \$88, IPOA Reserve Assessment \$37, and Club Assessment \$250 for a total of \$375. It was noted that the Club Assessments represents 67% of the overall Assessment.

Design Review – The Board is finalizing the relationship with the architect.

New Business – Some owners are very concerned about speeding on Riverbend Way. Would like to see permanent speed bumps, instead of the temporary ones. Phil says the sheriffs have increased their presence. There is discussion of maybe placing speed monitors on Riverbank. The Board has decide to let the sheriff do a little more enforcement before a decision is made for permanent speed bumps.

Motion to move into Executive session.  
The Board is still considering legal options for roads

Open session

Mark Leighton (124 Red Bluff Vista) has requested the president of the Board to write a letter to the editor explaining that Ironbrige is a wonderful community despite the comments from a few individual owners. It was determined that everybody has the common goal to have a healthy, happy and vibrant community.

Kirsten Michel says we should try and get together to discuss what the needs are of the community.

Jennifer Steele (715 Riverbend Way) suggests to have a food and beverage minimum for spending. This will go before the committee to discuss.

Tim Walker (72 Bentgrass) says more information is necessary, and there is not enough communication. He also asked us to consider to making the meeting times later more like 7:00 pm?

Executive session 6:00 pm  
Discussion on roads legal options and future legal representation for the Association.

Adjourn- 6:25 pm