

# IRONBRIDGE PROPERTY OWNERS ASSOCIATION

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**Monday, October 17, 2016 6:00pm**  
**Location: The Ironbridge Grill Patio**

Board Meeting of The Homeowners Association of Ironbridge was held on Monday, October 17, 2016 at 6:00pm local time.

Executed by Fleisher Company, Property Manager of Ironbridge

## **Board Meeting Minutes**

- **Call to Order:** 6:00 pm
- Attendance: Board members present: Phil Weir, Sheila Poulson & Rick Moore. Fleisher members present: Bob Johnson & Doretta Reuss
- **Board Discussion on Options regarding the Resident Membership Agreement with Ironbridge Club:** Bob Johnson gave a brief historical recap to the Board regarding leading up to this meeting.

The prior Declarant was Lehman Brothers, and the Resident Membership Agreement was made prior to the transition to the Blue Heron. The RMA was drafted and signed during the Declarant control period. It was noted that the Ironbridge POA is a separate entity from Blue Heron Properties which now manages the Club operations. The Board recently appointed a special committee to explore equalization options with the Resident Membership Agreement. The goal was to better balance the agreement for both parties. Recommendations of the committee included seeking legal counsel to review the RMA and explore options, which included canceling, amending or leaving as is. It was the goal of the committee to amend, not to terminate the agreement. The Board has an opinion from an attorney that they have the authority to cancel the agreement if that was the determined action. The Board does not feel comfortable taking that action without feedback from the membership. The Board was considering a

membership survey. In order to communicate with the membership there were 2 informational meetings held to educate the membership on the relationship between the Ironbridge IPOA and the Ironbridge Club. The consensus was to reach out to the Club and try and negotiate a balanced agreement. Multiple meetings with the Club were held. The Club currently is not willing to amend the agreement as requested.

- **Board Discussion regarding Membership Survey:** If the Board was to initiate a survey process and questions would need to be determined.
- **Open Forum** – Membership input period: Bob opened the meeting to the membership for comment prior to the Board taking action and to consider the opinions of the members present.
- A summary of the questions & comments from the membership:
  - Is there protection for properties if the Club were to sell to a different entity?
  - What will be the format for the survey, and topics included? This is a decision for the Board.
  - How many people use the facilities?

It was noted Communications and meeting minutes are posted and updated on the website: [Ironbridgepoa.com](http://Ironbridgepoa.com)

- Why is there no increase in dues for non resident members? They pay \$100 more than homeowners.

It was noted there are 3 different legal firms involved for the Club and IBPOA.

It was noted the membership activation fee (\$5000) is optional, and only paid if you want to use the facilities. If the fee is not paid, you can not use any of the facilities. However, assessments which include the Club Facility Fees are mandatory.

In was noted the original date of the resident management agreement was 2006, with the first amendment added in 2007, with a limit of 5 years.

It was noted Executive membership fee for non residents is \$2500.

A new homeowner states he purchased in Ironbridge for the Club amenities. The amenities do add value to our lots and properties.

It was noted Blue Heron currently does pay homeowners dues excluding the Club portion.

- Would the Club consider a social membership, and or size of household when considering amount of dues?
- There was a question regarding amount of money going towards reserve funding.

The budget reflects the amount of money that is being assessed in order to maintain adequate funding as per the Reserve Study. Assessments may vary based on the amount allocated to the Reserves.

It was noted drain repair work would be happening along River Bend Way.

John Young representing the Ironbridge Club:

John states that financial decisions are made based on the agreement. He mentioned property values have gone up, and that recent homeowners are happy and realize that they are buying into a Club. John recommends not having a survey and just a vote among homeowners. The Club has the right and will be included in the vote as they pay assessments. He says people are choosing Ironbridge because they truly want to be here. The Club is open to the public.

- **Board Action regarding Resident Membership Agreement & Survey:**

Sheila states that she wants everyone who lives here to have a say, whether it be by survey or vote. She also suggests to have a third party conduct the vote. The Board decided to administer a vote instead of a survey. It was decided that an "intro briefing" to inform the membership explaining that a vote would be forthcoming would be sent to the membership prior to the vote. Once the "intro briefing" is drafted and approved by the Board, Bob Johnson will then distribute to all homeowners by email and US mail.

After the "intro briefing" a voting process will take place. The vote will be to determine the opinion of the membership as to what to do about the Resident Membership Agreement.

An attorney will act as the third party in the voting process. One vote per lot.

- **Adjourn:** 8:25 pm