

**IRONBRIDGE PROPERTY OWNERS ASSOCIATION
HOMEOWNER'S ASSOCIATION MEETING
Friday, December 9, 2016 AT 6:00 P.M.
Ironbridge Maintenance Facility
1007 Westbank Rd.**

Meeting Minutes
unapproved

- I. **Call to Order:** 6:00pm Bob Johnson representing The Fleisher Company introduces himself and Doretta Reuss. He also introduces the Ironbridge Board members.
- II. **Approval of 2015 Annual Meeting Minutes:** Frances Pierce makes a motion, Rick Moore seconds, all in favor to approve.
- III. **Financial Report:** as of 10/31/16 Operating account balance \$318,384.45, Reserve account balance \$836,351.21, Total assets \$1,154,735.66. P & L \$70,000 in income over expense.
- IV. **Presentation of 2017 Budget:** Bob explains the approval process, new budgets are approved by the Board, then brought before the membership to ratify. Bob also explains the Assessment statement 3 line items, Operating Assessments, Reserve Assessments & Club Assessments. Club Assessments will be increased by \$15 in January 2017. This will bring total monthly Assessments to \$390.00 due by the 20th of each month. Starting in January 2017 developer vacant lots will also pay the Club portion of dues \$265 per month in addition to the IPOA portion of the Assessments. The Fleisher Company will send out notice with change to Assessment effective January 1, 2017. Bob reminds owners to please change auto pay account as necessary.
- V. **New Business**
 - a. Annual review - No Trespassing – River Lots 63-69
 - b. Drain Repairs: All drainage on Riverbend Way has been scoped and corrected, from the intersection to the speed bumps. Bob reminds owners to please contact Fleisher with any problems that are noticed.
 - c. Update on Resident Membership Agreement: The survey has been finalized and cover letter with instructions sent out in the mail today. This will go out via e mail on Monday 12/12 2016. This has been put together by the attorney, who will monitor the survey and results. The survey results will be based on lots that will have responded, and will be active until January 8, 2017.

This survey is for informational purposes only regarding the relationship with the Club.

VI. **Blue Heron**

- a. Update for Community: John Young gives the membership an update, and reminds them about the New Years Eve party. He reviews a real estate summary and activity at Ironbridge. He states that the membership is the most important part of our community. John also says that the Club has listened to the communities concerns. The Club will work with the Board to consider a cap on dues, tiered membership and look at activation fees.

VII. **Other issues brought before the members:** Windows in homes are from Milgard Windows & Alpine Glass out of Grand Junction, Colorado. Bob says to contact Margi at 970 263 7450 if you need warranty work.

- Speed in the neighborhood: Bob says this is a serious topic and needs homeowners to obey speed limits, stop signs, keep dogs on a leash and children need to be careful.
- Bob requests all homeowners update their e-mail addresses with him as changes occur.
- It was requested that Phase III construction traffic not enter through the neighborhood but utilize a dedicated access point to CO Road 109. John mentioned he would look into this as an option.

VIII. **Election of Board Members:** Matt Verheul & Sheila Poulsen were reelected to the Board. They will serve until December 2018. Phil Weir, Debbie Marienthal and Rick Moore terms expire December 2017.

IX. **Adjournment:** 7:54 pm