

**Club Agreement Committee & BHP
Meeting 2/02/16**

Minutes

Call to Order- The meeting was called to order at 6:07 pm. In attendance was Bob Johnson, Mark Layton, Kirsten Michel, Tim Walker, Brian Wells, Lisa Price, and Doretta Reuss.

The meeting began with Lisa summarizing the meeting with John Young. That started with meeting minutes, concerns and goals. Attendance for that meeting included John Young, Lisa Price and Doretta Reuss. Lisa says that John made no concessions, and feels they need to stay with the business plan. There was no willingness to work with IPOA. John provided a 2 page report explaining their reactions to the requests at hand. In this report John states "quick calculations show that homes in Ironbridge have increased in value by over \$29,000,000 in the last 2 years". Lisa feels that John has nothing to base this on and is being disingenuous with them. Lisa also feels that John hasn't provided any level of concession and doesn't give the committee much creditability.

John doesn't feel that the committee views represents enough of the community, and is less than the majority.

Lisa thinks his statistics are not very accurate.

BHP has restructured now, and are 2 separate entities. John and Ken are the golf/Club side and Jim Light and partners represent the real estate and development side. He says that there may be some division between real estate sales and operations. They are trying to sell more real estate.

Lisa says that the next step is to obtain legal consul and go to the Board for approval. She also feels that the committee has served its purpose and needs to turn over to the Board.

Bob asks Lisa if she is willing to put together a letter summarizing what they have concluded and the next steps in the process. She says "yes".

Lisa says she would also like to give the Board a time line to respond. She knows and has already been in contact with attorney Evan Clark. He will provide us with cost for summary and to review governing documents, then give options and proposal. It will be a definition of their rights and advice for BHP to come to the negotiation table. She entertains the idea of maybe crafting a petition question to present to homeowners. It needs to have proper language, to create a future amendment to protect their future interest.

Lisa also says there needs to be some protection if there is a transfer of ownership. They need to give some background to owners of what work has been done so far to get to this point. Maybe they need a petition plus proxys with a strategy to get BHP to take them seriously.

Lisa says to move forward she will on the behalf of the committee will write a letter to the Board with a summary of the process, recommendation of obtaining legal advice, and request a special meeting by 02/20/16. They will need funds for the attorney, to request to answer the following items, and scope of work. Then they will need to receive feedback from attorney and stay focused on protecting their real estate asset.

Bob recommends more time for the Board, maybe within 15 days of receiving the letter to set up a meeting.

There will not be any meeting held by the committee next week.

- **Adjourn 7:20 pm**