

IRONBRIDGE PROPERTY OWNERS ASSOCIATION
c/o Key Stone Management
BOD MEETING MINUTES
August 19, 2024 at 6pm via Zoom

1. Call to Order / Verification of Quorum:

The meeting was called to order at 6:01pm. Directors present: Connie Meine, Bart Turner, Mike Ferguson and Dirk Gosda. With quorum present, the meeting commenced. Also present was Courtney and Nadia Nel from Key Stone Management (KSM). There were 9 owners on the call.

2. Changes / Additions to the Agenda:

No changes.

3. Approval of Previous Minutes:

The meeting minutes for 07/15/24 were motioned as approved with no changes by Bart Turner and seconded by Dirk Gosda, all in attendance agreed.

4. Email Approvals:

07/17/24 - Agreement to allow owners a 60day notice response period for the transfer fee ballot and that the recording fee would be .5%

07/17/27 - Agreement to purchase new mailbox pedestal

07/24/24 – Agreement to get Good Earth landscaping to clear landscape debris and bush at 196 Silver Mountain Dr

07/31/24 – Approval to repair Eagle Claw fence

08/06/24 – Agreement to 08/13/24 meeting date with the Club

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

None.

6. Committee Reports:

a) DRB Activity Report:

KSM presented an updated report to the board as follows:

Lot 20	1820 River Bend Way	Landscape extension
Lot 25	1604 River Bend Way	Conformance review
Lot 26	1566 River Bend Way	Landscaping – Plan approved
Lot 28	1486 River Bend Way	Landscaping
Lot 37	162 Blue Heron Drive	Landscaping
Lot 40	308 Blue Heron Drive	New build
Lot 41	354 River Bend Way	New build
Lot 52	399 Blue Heron Drive	New build – Color change
Lot 54	303 Blue Heron Drive	New build – Revised driveway plan
Lot 56	207 Blue Heron Drive	New build
Lot 57	159 Blue Heron Drive	New build
Lot 60	15 Blue Heron Drive	New build
Lot 65	1294 River Bend Way	New build approved
Lot 72	1219 River Bend Way	Solar installation
Lot 83	392 River Bank Lane	New build
Lot 91	382 River Bend Way	New build
Lot 114	295 Silver Mountain Drive	Landscaping
Lot 116	263 Silver Mountain Drive	New Build
Lot 126	196 Silver Mountain Drive	Various construction
Lot 145	47 White Peaks Lane	Various construction
Lot 170	153 Riverbend Way	Paint / Shed / Front door
Lot 208	148 Red Bluff Vista	Small project submitted
Lot 245	910 River Bend Way	New pergola
Lot 252	52 Eagle Claw Circle	New Home – Revised landscape plan
Lot 263	59 River Vista	Landscaping
Lot 274	183 Blue Heron Vista	New fence
Lot 279	303 Blue Heron Vista	Patio shading
Lot 281	353 Blue Heron Vista	Landscaping

7. Financials:

a) Financial report:

Financials are in current good standing.

8. Items for Discussion:

a) Road GPRS update:

Dirk Gosda reported that he was trying to set up a call with all parties in order to review each areas issues. After this Keller, will begin with the grouting proposal process. An engineer report and opinion will also be needed. KSM was asked to take over the road crack sealing and to source bids.

b) Transfer Fee update:

The board had received the bids from Altitude Law and a motion was made by Bart Turner to proceed with the transfer fee amendment, this was seconded by Mike Ferguson and all agreed.

c) Owner responsibility of property drainage & maintenance document:

Dirk Gosda explained that he is still working on this document.

d) Summer maintenance jobs update:

KSM reported that all the summer maintenance jobs had been completed with exception of the street sign repairs. Locates had been called for and the signs should be up and completed soon.

e) Water rights update:

It was reported that the attorney is researching strategies.

f) Bike path usage of motorized vehicles:

KSM will send signage ideas to the board for selection and vote.

g) Board terms/ expirations and new Board member recruitment:

Connie Meine will write a passage for the upcoming newsletter to ask owners to submit their names to KSM if they wish to serve on the board.

h) 2025 Budget process:

KSM will work on the draft 2025 budget for the October meeting. A tentative date for the annual meeting was set for December, 2nd 2024.

i) Mailbox Committee update:

Leo Carmichael has sourced bids for replacement of the mail boxes. He will need to work with the postmaster for final decisions.

9. Action Items BOD:

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

10. Next Meeting Date:

The next board meeting was scheduled for September 16, 2024 at 6pm.

11. Executive Session:

The board went into executive session to discuss delinquent account at 7.45pm and emerged at 7:56pm.

12. Adjournment:

The meeting adjourned at 7:56pm.