

IRONBRIDGE PROPERTY OWNERS ASSOCIATION
c/o Key Stone Management
BOD MEETING MINUTES
September 16, 2024 at 6pm via Zoom

1. Call to Order / Verification of Quorum:

The meeting was called to order at 6:03pm. Directors present: Alice Angier, 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 2 owners on the call.

2. Changes / Additions to the Agenda:

Additions:

- 8.h) Invasive species weed control
- 8.i) Snow contract from Good Earth
- 8.j) Insurance non-renewal

3. Approval of Previous Minutes:

The meeting minutes for 08/19/24 were motioned as approved with no changes by Dirk Gosda and seconded by Connie Meine, all in attendance agreed.

4. Email Approvals:

None

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

Siri Olsen asked how many new owners have joined the club and asked that the Club send their rates increase sheet to the board by October 15, 2024. The boards understanding is that most of the new owners have joined the club.

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. Reports for August will be sent to the board once August has been closed.

8. Items for Discussion:

a) Transfer Fee update:

Votes have started coming in and KSM is tracking all votes. The board asked KSM to verify the exact number of owners and voter rights with the attorney. Alice and the engagement committee will work on flyers to post at the mailboxes. The board will look at offering more Town Halls at the 30-day mark. KSM will share the vote updates with the board on a weekly basis.

b) Road grouting / crack seal update:

The High County Engineering contract has been received and signed. A scheduled date for work to commence has not been received. KSM has approached multiple vendors for the crack sealing on the roads but has not received any bids to date. It may be too late in the season to get on vendors schedules. The grouting under the roads will be scheduled for next year, once HCE has completed their report and scope of works.

c) Volunteers to trim and clear Aspen trees on CR109:

Jim Meine offered to trim and remove new Aspen trees along CR109. He will source volunteers to assist him. KSM reminded the board that volunteers need to sign a waiver before doing any work.

d) Amended tax return update:

Connie Meine informed the board that the associations CPA's had made an error on the returns. Connie has contacted them and they have agreed to make the correction at their expense.

e) Uncovered / broken utility covers on roads and walking paths:

Connie Meine mentioned a missing utility cover on the road in front of her house. KSM reported that RFWSD come round periodically to replace these. KSM will reach out to them to do a check.

f) Owner responsibility of property drainage:

Dirk Gosda reported that this document is still in progress and should hopefully be ready by Spring.

g) Water rights update:

No update yet, Alice will follow up with the attorney.

h) Invasive species weed control:

Mike Ferguson mentioned the issue of the invasive Russian Olive trees in Ironbridge and the area across the river. KSM reported that the County had already made an onsite visit to review all invasive species on the associations property. The County uses a vendor out of Grand Junction to do the treatments. It would involve a crew being on site for about 4days to cut and treat the affected Tamarisk and Russian Olive trees. Garfield County does offer a rebate or cost sharing program for this. KSM will complete the application for this but shared that work will only occur in Spring or Fall 2025. KSM shared a bid received from Green Pastures to perform regular weed mitigation across on IPOA property. The bid is \$2,500 to treat the entire area, all board members voted in favor of this proposal. KSM will get this work scheduled.

i) Snow contract from Good Earth:

KSM reported that Good Earth had sent their snow contract for the upcoming season but are asking for a monthly minimum payment as a retainer. This amount will be paid regardless of the months snow levels and deducted from the actual work done. KSM reported that this is common practice in the Valley as it helps vendors retain their staff during the winter season for the summer landscape season. Dirk Gosda mentioned that he had a vendor he would like to receive a bid from. KSM will reach out to the vendor for a bid.

j) Insurance non-renewal:

CAU has let KSM know that they will not be renewing the associations insurance. KSM has reached out to insurance vendors for bids.

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 October 21, 2024 at 5pm.

11. Executive Session:

None.

12. Adjournment:

The meeting adjourned at 8:29pm.