

**IRONBRIDGE PROPERTY OWNER'S ASSOCIATION c/o Keystone
Management
PO Box 1315
Carbondale, CO 816231
970-989-2227**

NOTICE OF BOARD MEETING

This is a Board Meeting all owners are welcome to attend

**Wednesday, April 12, 2023 from 6:00 to 8:00 PM – Ironbridge Golf Club Restaurant
THERE IS NO ZOOM CALL FOR THIS MEETING**

Board Meeting Agenda

- Call to Order/Verify Quorum
- Executive Session
 - Blue Heron Water Rights – possible discussion and/or action
 - Harbour Claim - possible discussion and/or action
 - RBW Sewer and Drain - possible discussion and/or action
- Approve Meeting Minutes from prior Board Meetings
 - February 3 – Board Meeting
 - February 20 – Board Meeting
 - March 8 – Board Meeting
- Decisions made via Email
- Member Open Forum (3 minutes per member)
- Committee Reports (only if Committee has a report)
 - Finance – Update on financial statements, transition to KSM
- Items for Discussion and Possible Action in Board Priority Order:
 - RMA Update from Committee
 - FINANCE Transfer Fee education, process and owner vote.
 - FINANCE Financial Statements for 2022
 - FINANCE Goals for dues and assessment potential, status of our \$\$\$
 - FINANCE Accounts Receivables
 - 858 RBW SEWER Update
 - HARBOUR Update if necessary
 - FINANCE Protocol for approving invoices, check signing
 - KSM Contract Update
 - KSM Change Future Monthly Meeting from 2nd Wed to 2nd Monday
 - FINANCE Expense Reductions - Management, Landscaping, Legal
 - GOVERNANCE Revised Bylaws Update
 - RESERVE STUDY In Process - Roads, Landscaping, Storm Sewer, Misc
 - GOVERNANCE Resident Rules and Regulations Compliance
 - FINANCE Bid Landscaping and Investigate Club Option
 - FINANCE DRB Fee Increases
 - LEGAL Appoint Mediation Board Reps
 - LEGAL Landscaping contract before spring work begins
 - GOVERNANCE Declaration Revised and Adopted - Bylaws First
 - INSURANCE Update if necessary

- SNOWPLOWING Establish Protocol
 - GOVERNANCE Security on Bike Path Resident Rules and Regulations
- Future Items for Board Consideration and Action
 - Repainting speed bumps
 - Holiday Lighting
- Adjourn