

**IRONBRIDGE PROPERTY OWNERS' ASSOCIATION**  
**c/o Integrated Mountain Management**  
**1001 Grand Ave. PO Box 908, Glenwood Springs, CO 81601**  
**970-930-6200**

**NOTICE OF BOARD MEETING**

This is a Board Meeting all owners are welcome to attend

**When: Monday, November 14, 2022 @ 9:00 am - no later than 12:00pm via Zoom**

Notice is hereby given that a Board Meeting of Ironbridge POA will be held on Monday, November 14, 2022 at 9:00 am local time. Executed by Integrated Mountain Management, Property Manager of Ironbridge POA on behalf of the Ironbridge POA Board.

Join Zoom Meeting

<https://integratedmountain.zoom.us/j/85727981815?pwd=NDNIK2IGdTg1RGZXRY9iOXpVSIh1QT09>

- Call to Order/Verify Quorum
  
- Executive Session **(9:05am)**:
  - Discussion, update, and legal advice with Association attorney regarding current legal status on Harbour case, Water Rights case and deed-restricted housing.
  
- Return to open session, **estimated at 9:45am**
- Approve Meeting Minutes from prior Board Meeting (10/31) and any actions taken outside of a meeting (Increase \$4,000 AUP budget to \$5,000 as per CPA proposal)
- Member open forum (3 minutes per member)
- Presentation of Reports:
  - RMA Committee
  - Finance Committee/Financial Review – Connie
    - AUP Funding – Dirk
    - Proposed Reserve Policy for Review and Approval
    - Proposed Investment Policy for Review and Approval
    - 2023 Capital Expenditure Budget Approval
      - Roads - \$80,000
      - Landscaping and Common Areas - \$25,000
      - Mailboxes - \$6,000
      - Sewer - \$5,000
      - Total - \$116,000
    - Discussion with and Direction from the Board to the Finance Committee regarding Expense Reduction
- Old/Unfinished Business:
  - 2023 Management Systems Discussion - Mike
  - Attorney Fees Discussion - Elizabeth
  - Holiday Lighting Discussion - Mike
  - 958 River Bend Way sewer line leak update – Mike/Dirk
  - Affordable Claim – Review and Discussion and possible action
  - Transfer Fee Discussion and possible action
  - Water Rights
    - Request for a Discussion in a Special Meeting in Open session - Dirk

Cont.

- New business:
  - Annual Meeting of the Members and Board Budget Ratification Agendas Discussion – Alice  
Spend \$250 for livestream of Annual meeting 12/5 - Mike
  - Consider painting speed bumps – Mike
  - Legal Committee discussion and motion – Elizabeth
  
- Adjourn