

Ironbridge Property Owners Association

Understanding the
Current Resident
Membership
Agreement



*IPOA Town Hall Meeting at The Orchard
August 29, 2022 - 6:30pm*

Plan For Today



Introduction of Resident Membership Agreement (RMA) Committee



Presentation of Current Resident Membership Agreement



Committee-identified areas for improvement



YOUR TURN - Membership input on areas for improvement



Dates & Deadlines >>> Timeline for IPOA action on current RMA



Next Steps

RMA Committee Members

Chairperson - Bart Turner

Committee Members:

Mary Kenyon

Janis Taylor

Leo Carmichael

Rod Taylor

Siri Olsen

Kirsten Michel

John Loomis

Board Liaisons:

Mike Ferguson

Elizabeth Lippitt



Current Resident Membership Agreement

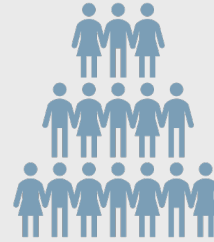
By Section

1. Recitals
2. Club Membership
3. Payments By Association
4. Term & Termination
5. Right of First Refusal
6. Default
7. Mediation
8. Notice
9. Miscellaneous

RMA Committee Focus Areas for Improvement

RMA Section 1 – Club Membership

- 1(c) Activation Fee
- 1(d) ii - Categories of Membership
- 1(d) iv - Capital improvements contribution



RMA Section 3 – Payments By Association (You & Me)

- 3(b) Monthly dues per lot; Monthly dues for 2019-2023 shall not be increased by more than 10% year over year
- 3(c) Association's monthly collection, administration and payment to Club (in one lump sum whether collected or not) of monthly dues from active members
- 3(d) Association's monthly collection, administration and payment to Club (in one lump sum whether collected or not) of monthly dues from non-active members
- 3(e) Association's payment of "amount equal to Activation Fee" for Lot-purchasing members (IPOA homeowners) who do not activate - not to exceed \$75,000 annually

Club & HOA Dues Under Current RMA

YEAR	Club Dues	HOA Dues	Total	Club dues % Increase Y/Y
2017	\$265	\$125	\$390	
2018	\$280	\$125	\$405	
2019	\$298	\$125	\$423	6.4%
2020	\$318	\$145	\$463	6.7%
2021	\$343	\$145	\$488	7.80%
2022	\$373	\$152	\$525	8.70%
5 YR Total	\$93	\$27	\$120	33%

← Pre 2018 RMA levels

← Current RMA term begins

← Increase during the 5 years of the RMA

Dates & Deadlines: Why It is Important to Address This Now



Section 4 - Term and Termination

- (a) The Agreement **shall** expire on December 31, 2023. The term **shall automatically renew** for five (5) successive years unless **written notice of termination** of the Agreement is provided **on or before six (6) months prior to the expiration** of the initial term

- **JUNE 30, 2023 deadline**



- Section 4(c) **67% of Lot Owners must agree to terminate** current Agreement to include upgrades and improvements (submit a new agreement)
- Education, Information, Voting, Negotiation, Draft Agreements, and Meetings with Club to create a new agreement will take 4-6 months

- **THE TIME IS NOW!**





YOUR TURN!
Resident Member
(IPOA Homeowner)
Input

Do YOU feel
we need a
new Resident
Management
Agreement?

Where would
YOU like to see
RMA upgrades
and
improvements?

How do we
create an RMA
agreement that
is a win-win for
IPOA members
and the Club?

Next Steps:

RMA Committee
formally made
request of the
IPOA Board
on 8/22/22



to send the
RMA Ballot Question
to all IPOA members
on or before
October 5, 2022
(no Board objections
were made)



Based on YOUR
input today - what
is the proposed
ballot language?



Will you help educate
neighbors who could
not attend this
evening?



Was this meeting
helpful to your
understanding of
the RMA?

Ironbridge Property Owners Association



Resident Membership
Agreement Committee



THANK YOU!