

IRONBRIDGE PROPERTY OWNERS ASSOCIATION
c/o Key Stone Management
BOD MEETING MINUTES
May 20, 2024 at 5pm via Zoom

1. Call to Order / Verification of Quorum:

The meeting was called to order at 5:02pm. Directors present: Alice Angier, Bart Turner, Connie Meine and Dirk Gosda. With quorum present, the meeting commenced. Also present was Courtney and Nadia Nel from Key Stone Management (KSM). There were 15 owners on the call.

2. Changes / Additions to the Agenda:

None.

3. Approval of Previous Minutes:

The meeting minutes for 04/15/24 were motioned as approved with no changes by Bart Turner and seconded by Connie Meine, all in attendance agreed.

4. Email Approvals:

None.

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 26	1566 River Bend Way	Landscaping
Lot 28	1486 River Bend Way	Landscaping
Lot 37	162 Blue Heron Drive	New build
Lot 40	308 Blue Heron Drive	New build
Lot 41	354 River Bend Way	New build
Lot 52	399 Blue Heron Drive	New build
Lot 54	303 Blue Heron Drive	New build
Lot 55	255 Blue Heron Drive	Landscaping 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	Roof design
Lot 83	392 River Bank Lane	New build
Lot 101	59 Wild Rose Drive	House paint
Lot 106	270 Riverbend Way	Replace slider & windows (black)
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 167	91 Riverbend Way	Deck & spa
Lot 170	153 Riverbend Way	Paint / Shed / Front door
Lot 179	189 Bentgrass Dr	New deck
Lot 190	121 Red Bluff Vista	SR fence
Lot 192	169 Red Bluff Vista	Plant sod
Lot 194	484 Red Bluff Vista	Hot tub
Lot 252	52 Eagle Claw Circle	New Home
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
Lot 298	636 Fox Run Court	Hot tub & AC Installation
Lot 312	537 Fox Run Court	Solar panels

7. Financials:

a) Financial report:

Financials are in current good standing. The landscaping line item is running high due to the required 50% deposit paid. Connie Meine explained that she would be working with Rhonda Sageser to get the financial reports uploaded to the web page,

8. Items for Discussion:

a) Transfer Fee survey results:

A total of 174 responses were received, with 102 in favor of the transfer fee and 72 not in favor. A discussion ensued and it was decided to send out a final mock vote. The outcome of this will dictate whether the board moves forward or shelves this proposal. Alice Angier will work with the board to create the final survey.

b) Water Rights pursuit:

Connie Meine motioned to engage the water rights attorney to proceed with the prescribed actions in his proposal, not to supersede \$7,500, without prior board approval Bart Turner seconded the motion and all present agreed.

c) Road GRPS:

Dirk Gosda explained that a \$50,000 proposal had been received from one vendor to do a full diagnostic report on all the roads problem areas. He is investigating lower bids. Once the scope of works has been defined, bids will be sourced from grouting companies. The board will wait for the final bid before making any decisions.

d) Forensic Audit bid proposal:

Connie Meine explained that after meeting with the finance committee (FC), it had been decided not to move forward with this proposal. The cost ranges between \$15,000 and \$20,000 and with limited documentation received from the previous management company, this would seem futile. Connie, as board liaison for the finance committee, will work with the committee to review the financials as necessary. All comments, changes or actions from the FC need board approval first if and when necessary.

e) Owner responsibility of property drainage & maintenance:

Dirk Gosda raised the concern about potential drainage and water issues from owner surface drainage systems. This is an owner responsibility. Dirk will compile a reminder with landscape / drainage guidelines for the upcoming newsletter. Owners need to review the associations DRB guidelines to ensure their landscaping and drainage is not affecting the foundations of their homes.

f) 2024 Maintenance list bids:

The bids have been coming in very slowly as most of the listed jobs are too small for contractors who already have a busy schedule. KSM has received some bids and will send them out when at least one more is received. KSM will bid on the smaller projects.

g) Picnic table / benches locations:

Alice Angier and KSM will meet with Rick Moore to review potential locations, then identify these on the map for the boards final decision. Current suggestions are behind the pumphouse or at the behind the pond on the 12th hole.

h) Notice to club re: RFSD right of way findings:

KSM has informed the club of these findings but has not received a response yet.

i) Night enforcement update:

This is being done at least twice a week. The owner is working on fine tuning the reporting system and routes. No issues to date except that the inspection takes longer than expected.

j) Request for common area clearing:

This has been placed on hold.

k) Harbor Case:

Discussed in executive session. A summary of the case will be uploaded to the webpage.

l) Dufford Waldeck appointment:

Discussed in executive session. Bart Turner informed the board of the RMA query outcome by the attorney.

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 June 17th, 2024 at 5pm.

11. Executive Session:

The board went into executive session at 7:11pm to discuss the Harbor case and the outcome from the RMA question answered by Dufford Waldeck and emerged at 8:22pm.

12. Adjournment:

The meeting adjourned at 8:22pm.