

IRONBRIDGE PROPERTY OWNER'S 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: Wednesday, February 8, 2023 from 6:00 to 8:00 PM via Zoom

Join Zoom Meeting

<https://integratedmountain.zoom.us/j/82048373478?pwd=OERhU2wrUIJ4SGtmU1BPclFwOGJVZz09>

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
 - Deed Restricted Housing Negotiations – possible discussion and/or action
- Approve Meeting Minutes from prior Board Meeting (1/11/23, 1/23/23 & 1/30/23) and any actions taken outside of a meeting
- Member Open Forum (3 minutes per member)
- Committee Reports (only if Committee has a report)
 - Legal Committee
 - Finance Committee
 - Financial Statements for 2022
 - DRB
 - Engagement and Communication Committee
 - Governance Committee
- Items for Discussion and Possible Action in Board Priority Order:
 - RMA - Transfer Fee Implementation
 - HARBOUR – Update
 - FINANCE COMMITTEE - Reserve Policy
 - RMA - Act on Termination by 3/1/23
 - IMM - Contract Revisions
 - FINANCE COMMITTEE - Investment Policy
 - 343 RBW SEWER - Insurance Details
 - RESERVE STUDY - Storm Sewer System
 - FINANCE COMMITTEE - Finalize and Approve 2023 Capital Budget
 - LEGAL - Appoint Mediation Board Reps
 - FINANCE COMMITTEE - Expense Reductions - Management, Landscaping, Legal
 - 343 RBW SEWER - Meeting with RFWSD

- FINANCE COMMITTEE - Protocol for approving invoices, check signing
- GOVERNANCE - Bylaws Revised and Adopted
- SNOWPLOWING - Establish Protocol
- INSURANCE - Board and Committees covered? Review Coverage?
- RESERVE STUDY - Roads
- MEMBER MTGS DATES – May and December?
- GOVERNANCE - Memorialize all Committee Members
- RESERVE STUDY - Compilation
- COMMUNICATIONS - Need to figure out how best to keep member info current
- GOVERNANCE - Declaration Revised and Adopted
- DEED RESTRICTED - Update from 1/31 Dispute Meeting - Executive Session??
- RESERVE STUDY – Landscaping
- GOVERNANCE Resident Rules and Regulations Compliance
- Future Items for Board Consideration and Action
 - IMM – Charges for Credit Cards and Debit Cards
 - Repainting speed bumps – Mike
 - Holiday Lighting Update – Mike
- Adjourn