

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

**Board Meeting Minutes**

**When: Monday, May 1, 2017 @ 5:30pm**

**Location: Ironbridge Grill**

A Board Meeting of Ironbridge POA was held on Monday, May 1, 2017 at 5:30pm local time.

- Call to Order: Bob Johnson of Integrated Mountain Management called the meeting to order at 5:31 pm
- Introduction of Board Members present: Phil Weir, Sheila Poulson, Matt Verheul & Rick Moore. David McConaughy was also present, who represented legal counsel.
- Integrated Mountain Management members present: Bob Johnson & Doretta Reuss
- Bob tells the membership there is a sign up sheet at the front door if any one wished to speak at the meeting, and would have a time limit of 3 minutes per Board direction. He also told owners there were ACH (auto pay) payment instruction forms at the front door and encouraged owners to take one.
- Introduction & Ratification of Integrated Mountain Management: presented by Bob Johnson, who also gave a brief overview of the new software available on line for owner accounts and communications. He reminded owners to log in and create a password through the owner portal. Rick Moore motions to accept the contract with Integrated Mountain Management. Matt Verheul seconds the motion. All in favor to accept.
- Resident Membership Agreement
  - Sheila gave an intro to the meeting including current status, process and options regarding the Resident Membership Agreement the IPOA has with the Ironbridge Club
- Open Forum of Members
  - Members opportunity to address the Board: There were 16 members that addressed the Board with comments regarding the RMA. Comments were mixed with owners that were in favor of the Club & Agreement, and those not in favor.
  - David talks about the Agreement and tells the membership that the Board has a right to terminate any contract with a 90 day notice. He says they have 4 options and explains these as follows:
    1. Motion to do nothing and leave the Agreement as is
    2. Send a 90 day termination notice

3. Send a 90 day termination notice with a negotiation period within those 90 days
4. Present a written offer to the Club, and receive a response without sending a termination notice

- Executive Session: Rick motions, Sheila seconds
- Open Session Continues: David once again reviews the 4 options for the homeowners. A special Board meeting date was set for May 19, 2017. The Board discusses option 4, Rick motions to move forward, Sheila seconds and motion passes with a 3 to 1 vote. David will draft the offer, and actual contract for the Club to sign. This meeting will be held on May 19, 2017 at 10:00 am in David's office, 901 Grand Ave, second floor.
- Adjourn: 6:52 pm