

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

Board Meeting

When: Wednesday, March 7, 2018 @ 6pm

Location: Riverview School, 228 Flying M Ranch Rd., Glenwood Springs, CO. 81601

A Board Meeting of Ironbridge POA was held on Wednesday, March 7, 2018 at 6pm local time.

Board Meeting Minutes

- **Call to Order:** The meeting was called to order by Bob Johnson representing Integrated Mountain Management. Also present from IMM: Doretta Reuss & Scott Key. Ironbridge Board members present: Matt Verheul, Sheila Poulsen, Mark Howard, Lisa Price and Ari Chopra. Homeowners were present as well. Scott introduces himself (partner with IM Group) and IMG as the management company and what scope of services they provide. He tells owners about the 5 companies that make up IMG, property management, real estate sales, accounting, maintenance, and development. He says we pride ourselves on strong customer service with tools and technology to serve you better.
- **Update discussion on RMA:** IMM sent out an e mail yesterday with an update, stating that we met with Wes, the new general manager of the Club and he is working with Ken on an agreement and will get us feed back as soon as possible.
- **Declarations Review**
 - **Speeding/Parking:** Bob asks the Board for any action required regarding the speeding issue...the roads in Ironbridge are private which means that law enforcement can visit often but can not issue citations. We have in the past obtained bids for permanent speed bumps and installed temporary ones on Riverbend Way. Bob reminds owners that it is the responsibility of the membership not to speed. It has been noticed that service vehicles and contractors have also been seen speeding through the neighborhood. Lisa makes a suggestion that perhaps landscape divides in the roads may be worth looking into the cost of. Some other suggestions included: Dips, have the sheriff drive though more often, and maybe put out more slow signs. Ari suggests to form a committee for speeding to do research and obtain costs. The Board requests that IMM send a communication to the membership for those interested in volunteering on the committee. They would like us to also include in this communication several other issues including: to remind owners that there is no parking on the street every day between the hours of 2-5 am. House numbers need to be visible on

the front of the garage under the sconce light near the garage door. Sconce lights are part of the PUD and the Association is responsible for changing light bulbs and keeping neighborhood illuminated via the porch light and 2 garage lights. It was also requested that there be reflective paint be put on curbs located at both entrances.

- **Design Review Board:** Current members include Rick Moore, Mark Howard, Julie Pratte and Tobias Rimkus. The Design Review Guidelines are posted on the Ironbridge website and have been recently revised.

- **Financial Review**
 - Accounts Receivable/ Review Collection Policy: IMM will continue to enforce collections on accounts that are delinquent and have made great progress since the beginning of the year.
 - Aspen Collection Assessments: The Board requests that the \$5 additional dollars to Aspen Collection assessments be removed. Mark motions, Lisa seconds, all in favor. This will be done contingent upon approval by Ironbridge HOA attorney with the next budget cycle.
 - Annual Financial Review: The Board requests a financial review be done by a CPA for Ironbridge. Lisa has gotten several quotes from different companies. Bob recommends that the CPA that does the tax returns do the financial review as he is familiar with the Ironbridge accounts. Bob will contact him to ask about this request to have this done.

- **Project Review**
 - Infrastructure – review SGM report: SGM has submitted a report of Ironbridge roads and assessment of the community. There were some depressions found in the roads that hold water when it rains. We will ask SGM for a scope of work based on their findings and then we will obtain 3 bids to have the work done to repair these areas. Lisa motions, Ari seconds, all in favor.

- **Committee Discussion**
 - Communications/Social Committee: The Board has suggested that I B homeowners form a committee to develop a newsletter for owners to receive periodically for community and social event updates. They believe this will build a better sense of community.
 - RMA Update: Matt tells owners that issues, comments, concerns and requests have been brought to Wes' attention, which he will pass onto Ken. We have recently learned that the Club has taken measures and made changes to cut costs. They are also being aggressive to increase golf and Club memberships and possibly implement a junior golf program.

- **Adjourn:** 7:30 pm