

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

When: Monday, July 23, 2018 @ 5pm

Location: The Glenwood Springs Community Center- 100 Wulfsohn Road, Glenwood Springs, CO 81601

Board Meeting Minutes

- **Call to Order:** Bob Johnson representing Integrated Mountain Management called the meeting to order at 5:09 pm. Doretta Reuss with IMM was also present. Ironbridge Board members present were Matt Verheul, Mark Howard, Lisa Price. Sheila Poulsen joined us later in the meeting, and Ari Chopra was absent.
- **Owner Open Forum**
 - There was a brief discussion regarding speeding in the neighborhood and families responsibility to prevent children from playing in the streets.
- **Discussion & or Action Items**
 - Riverview – Safe Routes to Schools
 - Doug Pratt gave a presentation of a proposed trail that would go from Ironbridge to the Riverview School. This would provide a safe path for children to walk or bike on. He stated that CDOT offers grants for safe routes for schools. He requested the Board to provide a letter of support to be included with the grant application. The application is due November 1, 2018. The project will require a joint partnership between the Club, IPOA, School District, RFTA, for the construction and maintenance upkeep once completed. They will also need an easement from the Club, as part of the trail would be on Club property. The school district will contribute some money to provide additional funds to help reach the total goal of what the trail will cost to construct. It will be made of crushed granite.
 - RMA Update: There is still ongoing dialogue and negotiations with the Club. Ironbridge will consult with their attorney for legal advice, and then get a draft to the Board for review, before any action is taken. They will then get it to the membership to review and provide feedback. There has been progress in ongoing discussions, and the Club is open to dialogue. We will see if the attorney can put together some sort of press release for owners to read on how the Club and IPOA can work together in the future.
 - Design Review:
 - Process overview: There is a committee that governs all applications for submittals, it includes 4 members and an architect. The Design review Guidelines can be found on the website.

- Covenant Enforcement
 - Basketball hoops: The rules regarding basketball hoops can be found in the Declarations on page 5, and in the Design Review Guidelines on page 6. There has been discussion lately regarding basketball hoops that some owners are putting in the street, which is against the rules and also creates a safety hazard, the question being if it may be ok if the street is located in a cul de sac. The Board decided to leave this as an open item for additional discussion.
- CCIOA Policies: There are 9 polices that govern the Association that have been drafted by the attorney. These are important in order to stay compliant with state law. These are signed and will be posted on the website.
- Board Communications
 - Conduct, Communication, Professionalism, Norms: Bob reminds the Board that professionalism should always be kept between Board members and the Board and management company.
 - Role of Management: He tells the membership that the role of management is to work as a professional communicator with the Board and the membership. We send out notices to all homeowners including scheduled meetings, safety alerts and important reminders.
- **Project Review and Action**
 - SGM Road Project: The board asked SGM to provide an engineering report of the community roads. The next phase would be to have SGM provide a scope of the necessary repairs and to develop bid specifications. The board approved this next phase. Lisa motion, Matt seconds, all in favor to approve.
 - Speed Bumps: There are 2 proposals to have 8 additional speed bumps placed throughout the community. The Board and IMM determined the locations. They will be 18 inches wide asphalt and 4 inches high. The locations are marked currently with orange dots on the side of the road. These locations are not in conflict with the drainage or driveways. The decision would be to move ahead with the project and who the contractor would be. Lisa motions to move ahead and have American Asphalt install. Mark seconds, all in favor to approve.
 - Reflective Paint: This was applied to the 2 entrances at the curbs, it was noticed that the paint was not reflective enough at night. We have just recently found a different paint that is truly reflective at night and will be reapplied as soon as possible.
 - Financial Review CPA: This is in progress and being worked through by Bill Hofto, Ironbridge CPA. This is a review, not a full audit, which is much more expensive. A full audit was done as of the transfer from Lehman Brothers to Blue Heron. Bob tells the owners present that their account statement shows the breakdown of money allocated to Operating, Reserve accounts and Club assessments.
 - Ditch Reseeding: The ditch area where the ditch was piped is in need of restoration. Pricing will be established for this project and consultation with Tim from Gopher.

- Tree Removal: There were some trees that were cut down by the Club recently due to disease or potential damage. There are no plans for replacement currently. It was requested that the Sage around the tennis courts be trimmed to help keep the bee population to a minimum.
- Landscaping CO 109: The county suggested that this area not be watered and go native. Due to it currently being a fire hazard, we did have Gopher Irrigation put some water on it to minimize the risk of fire. This area however will remain native. It was requested that we ask Gopher Irrigation for a bid to drip irrigate the Spruce trees along the road and cut down the dead Aspen trees.
- Executive Session if needed: Lisa motions, Mark seconds, all in favor to enter into executive session for the purpose to receive legal advice to discuss the RMA.
- Adjourn: 8:10 pm