

IRONBRIDGE PROPERTY OWNERS ASSOCIATION
c/o Integrated Mountain Management
1001 Grand Ave. PO Box 908
Glenwood Springs, CO 81601
970-930-6200

When: Thursday, April 18, 2019 @ 6pm

Location: The Ironbridge Grill

Board Meeting Minutes

- **Call to Order:** Mark Howard Board President called the meeting to order at 6:03 pm. A quorum was established with other Board members present which included Rick Moore, Lisa Price and Ari Chopra. Sheila Poulsen was not in attendance. Integrated Mountain Management members included Bob Johnson and Doretta Reuss.
- **Owner Open Forum**
 - Some owners expressed concerns regarding children that drive toy vehicles in the street, and some that are unattended at the pool and Club. It was suggested that maybe having a guest speaker join the Annual Meeting from the fire department to talk about street and bicycle safety.
- **Discussion / Projects / Action Items**
 - Newsletter: It was reported that the first one has been sent out by email through IMM. The Board agrees that all official communications on behalf of the IPOA come from IMM.
 - Water Rights
 - cost share agreement
 - deed for water rightsThe Board is working on clarifying the water rights.
 - Governing Documents
 - Declarations: The Board needs to look at the Declarations and create a list of what they would like to see changed. In order to change the Declarations would require a 67% vote of the membership.
 - Design Review: The Board needs to make recommendations and consider possible changes.
 - Fee Schedule: The Board has reviewed this and will get back to management with possible updates.
 - Enforcement: The Board has reviewed this and will get back to management with recommendations.
 - Communications
 - Community Information Manual & FAQ's: A draft owners manual has been provided to the Board, and asked to make comments, scan and send back to us at IMM to create a final draft.
 - Reserve Study update: Scheduled for May 3 – 6th 2019.
 - SGM Road Project update: Bob reports that they will develop scope sheets, and then after formulate bids and proposals that will be broken down into tiers. Bob will ask SGM to move this along in a more timely fashion. Bob will schedule crack sealing on roads and paths, which will help the SGM report to be completed.
 - Discussion of a Community Trail: Lisa and Doretta met with Tim from Gopher Irrigation to do an initial walk through and assessment of scope of work. Lisa

would like to improve the access to the river and not have it be too expensive.

- Mark comments on the Eastbank Development, and states that he feels that it is not the HOA's place to take a stance. This new development would have possibly 200 or more homes added to this area. IMM will send out how to attend the upcoming hearing if any one would like to learn more about it.
- Executive Session: Discussion of legal advice. Lisa motions, Mark seconds, to move into executive session.
- Adjourn: 7:50 pm