

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

A Board Meeting of Ironbridge POA was held on Monday, January 28, 2019 at 5pm local time. Executed by Integrated Mountain Management, Property Manager of Ironbridge POA on behalf of the Ironbridge POA Board

Board Meeting Minutes
(Unapproved)

- **Call to Order:** The meeting was called to order by Bob Johnson representing Integrated Mountain Management. Doretta Reuss was also present. Board members present included Lisa Price, Mark Howard, Rick Moore and Sheila Poulson. Ari Chopra was absent.
- **Owner Open Forum**
 - Owners wishing to comment to the Board: Some owners expressed concern with the new speed bumps and issues regarding Club dumpsters and trash.
- **Discussion / Projects / Action Items**
 - Elect Board Officers: Mark Howard was elected Board President, Lisa Price was elected Vice President, and Rick Moore was elected treasurer/secretary.
 - Confirm Design Review Committee: Members of the Design Review Board current include Mark Howard, Rick Moore and Julie Pratte.
 - Water Rights
 - cost share agreement and water rights: The Board asked Integrated to contact David McConaughy to investigate if the IPOA has water rights and how they are shared with the Club and do we have a deed on the rights.
 - Governing Documents
 - Declarations: The Board asked Integrated to contact David McConaughy to review the Declarations for any CCIOA compliance issues and to consider proposed language for a transfer fee that could pay Club membership activation fee.
 - Design Review: The Board was asked to review the Design review Guidelines and make any suggestions for recommended changes or updates.
 - Fee Schedule: The Board was asked to review this document and possibly update and come up with any comments or questions to be discussed at a future meeting.
 - Enforcement: The Board has a responsibility to know the governing Documents and enforce them. There will be a reminder sent out to all homeowners regarding Rules and Regulations.
 - Riverview – Safe Routes to Schools any updates
 - This project is still going through the process with the related entities and grant applications. No further action is needed at this time from the IPOA.
 - Traffic
 - Speed Bumps: Concern was expressed regarding the new speed bumps and noise they cause and if they are effecting drainage in some areas.

We will get a cost to either remove them or lower them down resembling more of a hump shape for the Board to consider.

- Roundabout: It was noted that some owners are not going around in the right direction of the one way.
 - Board Communications
 - Communication Protocol: Bob explains to all that if Board members are approached outside the community, they are to bring any concerns, questions or comments to the rest of the Board for discussion. Board members agree to bring concerns to the Board table and not communicate issues individually and independent of Board consensus.
 - Landscaping & Snow Removal Contractor and Scope: This contract is currently with Gopher Irrigation. Bob asks the Board to review and get back to him with questions or comments.
 - Communications
 - Community Information Manual & FAQ's: Integrated will produce a draft of an IPOA informational manual for members of the community. This will help many of the reoccurring questions.
 - Reserve Study update: The Board instructed Integrated to move forward with updating the Reserve Study now that phase III is included.
 - SGM Road Project update: This consists of an engineering report and study of the roads. There will be more updates and a defined scope of work in the spring.
 - CPA Financial Review: Bob asks the Board to review.
 - Discussion of a Community Trail: This involves a possible loop system along the river to create a trail. This is thought to enhance property values and provide a way to the river without going onto homeowners property.
 - Discussion pros & cons to a Special District: The Board would like to understand more about Special District options for the community. The Board asked Integrated to contact David McConaughy for a presentation.
- Adjourn: 6:30 pm