

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 Tuesday, March 3, 2020 at 6pm local time. Executed by Integrated Mountain Management, Property Manager of Ironbridge POA on behalf of the Ironbridge POA Board

Board Meeting Minutes

- **Call to Order:** The meeting was called to order by Bob Johnson representing Integrated Mountain Management. Also present from IMM was Doretta Reuss. Board attendance included: Mark Howard, Rick Moore, Chris Christopherson and Bryan Avery. Mike Ferguson was absent.
- **Owner Open Forum:** Owners present made comments to the board regarding speed bumps, design review painting requirements, short term rentals. No action was taken by the board at this time.
- **Discussion / Projects / Action Items**
 - Elect Board Officers: President, Mark Howard, Vice President, Rick Moore, Secretary/Treasurer, Chris Christopherson, and members at large, Bryan Avery and Mike Ferguson.
 - Governing Documents
 - Enforcement/ Car Booting: Bob reminds owners and the Board that located on page 1 & 2 of the parking policy, street parking and car booting are already referenced in the policy. The board asked IMM to sticker violators to the policy to change habits. The board will table the booting action until re-discussed at a future meeting.
 - Consideration of any changes to Declarations: The discussion centered around what changes may need to be made to the Declarations to accommodate new Colorado laws and desires of the community. Considerations may be given to pets, leasing, transfer fee, marijuana and any additional items. The owners are encouraged to review the Declarations and submit any recommended topics for consideration to IMM.
 - Riverview – Safe Routes to Schools Update: Doug Pratte and Jeff Gatlin representing the Roaring Fork School District, were present to provide an update. They handed out a packet consisting of 3 sample documents for the HOA to grant an easement. The IPOA would be responsible for maintenance of the trail. A special meeting may be called to collect signatures when the documents are finalized.
 - Landscaping
 - Vacant Lot Maintenance: Owners requested that IMM send out the county requirements for the noxious weed list and add to the website. The board directed IMM to add to the landscape requirements that a one time mow will be mandatory in the fall for all vacant lots.
 - Russian Olive Mitigation: will be done in phases. The Design Review Committee will assist in designating the phases of removal. We can start by tagging ones that will be removed first.

- SGM Road Project update
 - The culvert project is complete. Additional phases will be prioritized.
 - Red Bluff Vista proposed work: It was noticed there is some settling around the drain on Red Bluff Vista. IMM will contact an engineer to assess the scope of repairs in the spring.
- Discussion of the River Access Trail
 - Spring Work Day: The board will hold a spring clean up day on May 16. Save the date more info to follow. The goal is to do some riverside clean up and trimming to enhance this area of the community. The Design Review Committee will develop the scope with consultation from the Roaring Fork Conservancy.
- Financial Review
 - Financials: Bob reviewed the financial statements as of 01/31/2020 and reported that \$49,066.03 in the Operating Account, and \$1,323,793.50 in the Reserve Account. 2019 year ended income over expense. Bob reminds owners that the reserve study is posted online and shows future potential projects.
 - Club Assessments: The Club is considering a change to Deed restricted assessments. Notice will be sent to those effected by the change if implemented.
- Additional Business
 - Discuss one short term parking spot near mailboxes: Bob will work with Wes from the Club to determine one spot to be designed for short term parking for picking up and dropping off mail.
- **Executive Session**

The board moved into executive session to discuss legal advice regarding Water Rights.
- **Adjourn:** 8:20 pm