

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 Wednesday, March 24, 2021 at 3:00 pm 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:** Bob Johnson representing Integrated Mountain Management called the meeting to order at 3:08 pm. Also present from IMM was Doretta Reuss. A quorum was verified as all Board members were present.
- **Owner Open Forum**
 - Owners discussed items such as: mailboxes are in need of repair and would also like to add more boxes for large deliveries. Later in the spring possibly schedule a community work day to clear and make the trail more accessible to the river. Post private property signs, no trespassing where needed. There was a request to enforce mores rules and regulations, and send reminders to construction vehicles to not speed through the neighborhood.
- **Discussion / Projects / Action Items**
 - Governing Documents
 - We have asked the membership for comments, these have been compiled and shared with the board. Bob asks the Board to prioritize the list and send back to IMM. We will ultimately create an all inclusive document.
 - Road Project update
 - We had an engineer report done back in 2018. We will re engage the engineer to go back and update from the one prior, make a list and prioritize items accordingly, to execute repairs needed.
 - Speed Bumps: IMM will obtain a quote to turn the bumps into humps.
 - Eagle Claw Drain: This was reviewed on March 23, 2021. The next step is to schedule to have the drains scoped to find out if it's a piped drain, and if yes where it goes and what it drains into.
 - Financial Review
 - Financials: Bob reviewed the financials as of 02/28/21 and reported that there was a balance in the Operating account of \$183,172.41 and a balance in the Reserve account of \$1,413,365.95. Bob also reported that income is over expense and pacing along with budget so far for the year.
 - Additional Business
 - Entrance Beautification/lights: this will be revisited in the fall, to possibly add more lights for the holidays.
 - Design Review Phase 3: A new developer will be building homes, Bob has explained the design review process to them, and they will be selling homes as a home and lot combo package.
 - Elect board officers: Mike Ferguson is president, Rick Moore is vice president, Chris Christopherson is treasurer, Meg MacEachen is secretary and Bryan Avery remains a board member.
- **Executive Session:** to discuss legal advice called to order at 4:46 pm
- **Adjourn:** 5:04pm