

IRONBRIDGE PROPERTY OWNER'S ASSOCIATION
1512 Grand Ave., Suite 109
Glenwood Springs, CO 81601
(970) 945-7266

ANNUAL MEETING

December 13, 2006 – 6 p.m.

Model Home – 0067 River Bend Way, Glenwood Springs, CO 81601

PRESENT:	Owners:	12 lot owners
	LB Rose Ranch	192 lots
	Ironbridge Homes	2 lots

The annual meeting for the Ironbridge Property Owner's Association was held on December 13, 6 p.m., at 0067 River Bend Way, Glenwood Springs, CO.

1. WELCOME/CALL TO ORDER: Tom Schmidt, HOA President, gave welcoming remarks and called the meeting to order.
2. APPROVAL OF LAST YEARS' MINUTES: A motion was made to approve last year's minutes. This was seconded and passed.
3. INTRODUCTIONS:

Board of Directors	Marguerite Brogan J. Thomas Schmidt Dirk Gosda Eric Foerster Matt Verheul
Officers	J. Thomas Schmidt, President Matt Verheul, Vice President Eric Foerster, Secretary Dirk Gosda, Treasurer
Design Review Board	Eric Foerster, Chairman Dirk Gosda, Member Paul Bombalicky, Member Carol Juul, Member
Management Co.	Crystal Property Mgmt Co.

- Currently Eric is the covenant enforcement officer and works with Crystal Property. Because of other job commitments, the Board is pursuing hiring an outside person to coordinate covenant violations with Crystal Property.
 - Declarant Rights: By-Laws, Article 4, Section 4.2 Declarant Control and 4.2.1 “Not later than sixty days after conveyance by Declarant of twenty-five percent of the Lots to Owners other than Declarant at least one member shall be elected by Owners.” This position was appointed last year and the current member is Matt Verheul.
 - 4.2.2 Not later than sixty (60) day after conveyance by Declarant of fifty percent (50%) of the Lots to Owners, not less than thirty-three and one-third percent (33 1/3%) of the members of the Executive Board shall be elected by Owners other than Declarant. The plans are to add another homeowner to the Board by Spring or early Summer. This will be discussed later in the meeting.
 - According to the new Colorado amendment, “On or before the Title Deadline, a seller of property must provide the buyer with a statement, in boldface type, wherein the buyer acknowledges: a) receipt of certain HOA documents, b) that the buyer is obligated to pay assessments and c) that any exterior changes to the home are subject to prior architectural review and approval.” So please take note that when you sell your home, it is your responsibility to get all the documents to the new buyer - both recorded documents and unrecorded documents.
4. Report from the Board: Matt Verheul
- a) Call for Volunteers - New Board Member for 2007 (Spring/Early Summer) & New Review Board member for 2007: If you have any interest in serving on either the Board or the Design Review Committee, please contact Crystal Property or Matt.
 - b) An e-mail will be sent out to solicit people for these two new positions.
- 5.

Community Update – 2006 Highlights and Updates: Dirk

- There are a total of 322 lots (30 of which are designated affordable housing).
- 1st Phase (82 lots) – As of today's date, 80 lots have been sold.
- 2nd Phase - Sold 48 houses out of 74 in the Mtn Cottage area. 50 reservations have been received.
- River lots - Sold 16 lots. Plans are to pave in the spring.
- Recreational Center – The plans are for a Memorial day grand opening. The pool is poured and construction will start again in the spring, weather permitting.
- Clubhouse – Working on plans. Hopefully construction will commence in the spring with a grand opening happening in spring of 2008.
- Phase III – last phase. Construction begins late summer, streets in 2008.
- Home Values – average price increase is approximately 12.5%.
- No Trespassing Reminder: (along river - near Lots 63-69) - this property is marked with no trespassing signs.
- Please respect the property owner who owns adjacent to these lots.

6. Forms & Process: Eric Foerster

- Fine Schedule - A new updated Ironbridge Property Owners Association Fee and Fine Schedule was discussed and distributed along with the Fine Process & Procedures policy. Also, updated Review Board Submittal Forms were distributed. Please note that any improvement on the outside of your homes needs to be presented to the Design Review Board before work commences.

7. Landscape Committee Report – Eric Foerster:

- Irrigation System – The irrigation water will commence the last weekend in March or the first two weeks in April – depending on weather conditions. These dates will be posted on site and also sent out to homeowners. The HOA updated the valve

boxes and tagged them with your lot number. Please note that the HOA shuts down the common area sprinkler system in November, however, as an owner you are responsible to have your sprinkler system winterized.

- Winter Wildlife Management – There are 400-500 head of elk that winter at Ironbridge. Please protect your trees with an elk fence (use 14 gauge wire). It is illegal to harass the elk. Please make sure your dogs are secure. Special Note: During December 1st thru March 31st the gold eagle habitat restrictions are in place. For Blue Herron the dates are February 15 through July 15th
- Fishing at the Pond – Located at the 16th hole: You don't need a license to fish the pond. Note that a) barbless hooks only, b) catch and release required. Please stay on the native grass side when you are fishing and for your safety; please don't fish from the green side of the golf course where the possibility exists of being hit by a golf ball.

8. Design Review Board

- Landscape Completion Date – If your home was completed in the fall of 2006, your landscape should be in no later than June 1, 2007: The landscape committee will inspect each property to make sure that your landscape was put in according to the plan that was submitted and approved. The committee will issue a completion letter stating that your landscape has been satisfactorily completed for your files. Note that the clock starts ticking when your house is completed. You have 180 days from the time of your certificate of occupancy to put your landscape in place. All homes completed by October 1st through January 1st have until June 1st to complete their landscaping.
 - a) Design Review Application and Process: These procedures were distributed at the meeting.
 - b) Design Review Guidelines Update: Please note there is an updated Design Review Guideline. These were distributed at the meeting. Also note that if you are going to do anything to the exterior of your home (i.e. installation of satellite dish, additional landscaping, etc.) You need to get prior permission from the Design Review Committee. If you are uncertain whether an application is needed,

please contact Crystal Property or the Board before the work commences.

9. Financial Reports – Dirk Gosda, IPOA Treasurer –
 - The year end (November 30, 2006) financials were distributed and reviewed.
 - Transfer Excess Monies to Reserve: Terri will speak with Paul and make a determination of how much of the reserves can be moved to a savings account. The membership suggested that these funds be placed in either a money market or CD account. The Board will add this as an agenda item to their next Board meeting.

10. New Business – Dirk Gosda
 - 2007 Operating Budget: The budget was discussed and ratified.
 - Discuss Front Yard Native Grass Management: The question was raised whether the membership believes it's prudent to hire an outside company to maintain the native grasses and do so in a way to keep some conformity in the complex. Approximate cost would be \$15 extra per month per lot – and if the backyards were included, the estimated cost is \$20 per month per lot. The outside company would maintain and handle the watering of the native grasses, weed control, mow once a year and keep the area clean. The general consensus was favorable. A motion was made to try this option for 2007 out of the current reserves and if the program is continued in 2008, factor this into the 2008 budget.
 - SB 100 and SB 89: The Colorado legislature amended its laws (Colorado Common Interest Ownership Act). A summary of the new amendments was distributed.
 - Discuss Approved Reflectors for Driveways: A sample sheet of reflectors (bollards) was distributed. The Board is requesting suggestions from owners in order to make the use of reflectors consistent thoroughly the subdivision.

11. Homeowners Open Forum (Concerns)
 - Security Issue: Community Watch Program. The Board suggests that owners keep garage doors closed, outside lights be functioning, and report any suspicious activity. It is suggested

that if you give out your garage door code to a subcontractor, you change the code after they have completed their repairs.

- Garbage Company – Matt spoke with the garbage vendor regarding not picking up everyone's trash in the complex and driving too fast. Matt is also working on obtaining trash bids from other trash companies.
- Speed Lights Signs – 20 mph speed limit signs will be installed in the next few weeks weather and frost levels permitting.
- Web Site – The Board is working on a member's web site.
- Signage: There are concerns from owners - from a safety standpoint – that the addresses are not visible enough for emergency personnel to readily locate. Moving them from the porches area to another location was one suggestion. The Board will address this issue at their next Board meeting.

With no further business, the meeting was adjourned.

Respectfully submitted,

Terri Knob, Crystal Property Mgmt Co.