

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

NOTICE OF BOARD MEETING

This is a Board Meeting all owners are welcome to attend

**When: Wednesday, June 30, 2021 @
1:00 pm via Zoom**

Board Meeting Minutes

- **Call to Order:** Bob Johnson representing Integrated Mountain Management called the meeting to order at 1:07 pm. Board members present included Meg Maceachen, Brian Avery, Rick Moore, Chris Christopherson & Mike Ferguson.
- **Owner Open Forum**
 - Owners wishing to comment to the Board: Owners discussed access to the river and proposed to have improvements to the path so it is accessible to residents and guests. Safe walk to school update, Doug Pratte reports that Gould Construction has been engaged to build the trail for the school district.
- **Discussion / Projects / Action Items**
 - Governing Documents
 - Transfer Fee Language: Rick motions to accept the document, Chris seconds, all in favor. The transfer fee would create an avenue for buyer and sellers to negotiate the golf membership in real estate transactions. This will be followed by followed by a special meeting of the members to consider this amendment to the Declarations.
 - Road Project update
 - Bentgrass no outlet sign: Board says to move forward.
 - SGM Update Road Report: This will create priority tiers, 1, 2 & 3, and update the report to identify critical needs. Update work should start I the next week or so.
 - Eagle Claw Drain/HCE: We are waiting for a survey and sheet set of plans to be done soon.
 - Blue Heron Drainage: This will be revisited in spring of 2022.
 - Financial Review
 - Capital projects: Once the road report is received in a few weeks, it can be reviewed to address road issues.
 - Financials: Bob reviews the financials as of 5/31 2021, and reports that there is a balance in the Operating Account of \$190,684.78, and a balance in the Reserve account of \$1,464,225.47.
 - Additional Business
 - River Trail Committee: Rick Moore will head this committee and request for volunteers to determine the best place for the trail. A request will be sent out to all members to join the committee.
 - No Trespass Signs: Need to decide how many and where they will be placed.
 - Dead Trees: we will obtain bids on removal of dead trees along Co Rd 109, and a proposal for a revegetation plan.
 - New Mailboxes: are on order and will arrive soon, and will be installed asap.
 - Request for electric car charging stations: Rick will be meet with Bob and talk to the school district.
 - Speed Bumps: This will be revisited to get more info.
- **Executive Session**
 - Consider Legal Matter: no discussion
- **Adjourn: 2:09 pm**