



**9th annual meeting
November 13, 2012**

**Short Sales, Banks pay past due HOA Dues
We need to receive past due amount. Finance charges can be forgiven
Super Lien State
Thomson backyard landscaping needs to be disclosed on HOA status letter.
The parking policy is on the website
Send out blast e-mail about website “forum” chatting for homeowners**

**2011 Minutes were accepted
Mark Layton
Bob Serson, seconded**

Jeff Conklin is doing legal work for Ironbridge water rights application regarding the ponds and water rights on the golf course. The auction may cause legal implications. The water rights that serve the residences is from the Roaring Fork Water & Sanitation District. The ponds on the golf course have conditional water rights. It would be beneficial to have absolute water rights. The water court will prepare a decree of how the water is to be used in the ditch and ponds. The HOA has separate irrigation from the ditch. The domestic supply has separate rights. Westbank uses the ditch water. The ponds that are developed are at capacity. The ponds are at different locations than originally intended. The ponds are part of the ditch so they flow.

Balance Sheet has a cash positive through the fourth quarter. The proposed budget had no vetos.

Bob is the third property manager. He is doing a great job and the HOA is very pleased.

What is being done about past due HOA assessments? Colorado is a super lien state, and you can only get six months of past due amounts. Collection letters are sent to homeowners if they are two months behind. The Fleisher Company reports to the board past due homeowners. Bob negotiates all past due assessments with the banks.

Tom stated that the no trespassing discussion needs to be addressed yearly because it is part of the Ironbridge agreement. It was discussed that homeowners on the other side of the river own land on the Ironbridge side of the river. Eric said that we need to make sure there are no trespassing signs on the lots along the river to keep boaters off the land.

There needs to be new no trespassing, no fishing signs, private property signs. Ironbridge owners and their friends can fish. Ironbridge owns the river frontage wherever the owners on the other side of the river do not own. There are two access points from Ironbridge to the river. Eight homeowners want the trails to the river improved. They also want a trail along the river to be built. This trail has been discussed at a number of prior HOA meetings, and the improvements were supposed to be made but nothing has been done to date. It was part of the original development plan to allow property owners to have a picnic spot. This would bring more people to the area, which means more monitoring, and more trash.

Marty Finkelstein and Omar agreed to be on a committee to research. There is \$15,000.00 in the 2012 budget line item for trail work. Do the homeowners want money taken from the reserves to pay for the trail improvements? The homeowners who want the trail want it graveled. There were eight homeowners who wanted a trail and fourteen who didn't.

2013 Budget there is no anticipated increase in assessments. If there is an overage in one budget line costs can be covered from another line item. A balanced budget was presented. The reserves are funded along with projects. This should continue through 2014. There is \$500,000 in reserves. In five years the roads will need to be repaired. No special assessments will be need for this work. A yearly reserve study is currently being done. It will be reviewed and updated. A site inspection will be completed by the company doing the study.

With implementation of the new parking policy there has been a dramatic drop in violations. There is no overnight street parking. Trailers and campers can be parked in the driveway to pack. The board is receptive to relaxing the restrictions on trailers and campers parked in the driveway. If they are there more than one day, a violation will be assessed.

People park on either side of the children playing sign making it impossible to drive through. The children playing sign should be put in the middle of the road at Riverbend Way and Red Bluff Vista. Mark Simpson's idea.

The Records policy which states the new guidelines for keeping records from the State of Colorado has been posted on the website.

If you see a violation please report it to Bob.

Design Review Guidelines need to be amended to have that house numbers put on the light sconce on the garage. There was a medical emergency and the first responders were unable to find the address. There needs to be a consistent location of house numbers. Bob will begin auditing streets when he visits the property. Reminders will be sent to homeowners who have not complied.

Homeowners were wondering if the golf course sell will the new owners honor the current agreement with the golf course. Why should homeowners pay \$125/month through the winter when there is no guarantee they will be able to play golf this summer. Jeff and Matt are working on protection the HOA.

Election of Directors. Tom excused himself due to being on the board of directors and also working for the developer. He turned the election of directors over to other members. He did recommend that Matt and Phil serve again.

Nomination from the floor for Matt to serve two years and Phil three years. All in favor

Tom – the Aspen Collection Phase There has been platted by Lehman. It has been approved by Garfield County for 9 lots and 6 AFH. Anyone who buys the project should continue the process. To make it work it needs to be built at the same time according to research done by Lehman.

There are currently two foreclosures. Additional foreclosures may be coming. We have hit bottom and the lack of supply makes the market better per Phil.

Questions about building a tool shed. The homeowner needs to go through the DRC.

Motion to adjourn