

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

**BOARD MEETING MINUTES**

Tuesday, January 18, 2022 4:00pm

(Unapproved)

- **Call to Order:** Bob Johnson representing Integrated Mountain Management called the meeting to order at 4:01 pm. Also present from IMM was Doretta Reuss. A quorum was verified as all Board members were present: Bryan Avery, Rick Moore, Mike Ferguson, Megan Maceachen and Chris Christopherson. David McConaughy, the Association counsel, was also present.
- **Approval Meeting Minutes October 2021:** Rick motions, Mike seconds, all in favor to approve.
- **Legal Clarifications:** Mike tells the membership that the chat has been disabled for this meeting. HOA attorney, David McConaughy, explained to the members present that they are allowed to comment prior to anything brought before the board to be voted on. He also reviewed a memo he drafted to address some owner questions, these items included: budget process, boards discretion, Club disclosure, election of board members, and IMM management agreement.
- **Board Meeting with the Club to review pool project and estimates:** Wes Cole, Cal Kendrick and Bill Toney (project manager) were present for this discussion. They reported that they have communicated to the board the scope of the project. They have allocated \$75,000 towards the structure, stabilization and reinforcement of the pool. Bill has engaged with 2 companies so far and will with one more. They have hired a structural engineer. Inside the pumphouse has been removed and new plumbing will be installed. The goal of completion date as of now is April. There are 2 phases of work to be completed. Phase one is to demo the pool and spa concrete, install new plumbing material, create proper compaction, backfill for the new concrete, stabilize foundation, repour new concrete deck, add a new slide, reattach the pool and spa with a new flush finish and non slick surface. Phase one is 25% complete. Phase 2 Mid American Pool Renovations will remove all plaster materials, and replace with inner glass with a 25 year warranty. Then install new tile for the pool and spa, and eliminate any leaks behind the coping. This will begin April 1<sup>st</sup> and take 2 weeks, and expect to be done mid April with an opening day in late May. The Club will send Bob regular updates for distribution to the board and membership.
- **Members Open Forum, Q & A, address the Board:** Mike asks the board to comment on progress so far, most board members are happy with the scope and progress. Wes confirms there will be free guest passes available. They hope to have concrete pored by the end of March. Wes says if the project gets delayed he is willing to discuss with the board an adjustment in dues if necessary. Bob asks about the effort of stabilization and any action to compact the plumbing to minimize any breaks in the piping. Wes says they have engaged Kumar who will be involved in this and compaction of the soil that will include plumbing. Bob tells the members present that the board has conceptually agreed to the project. Owners ask if the money that was allocated in the budget was used for the pool. Wes explains that approx. \$140,000 was used on other projects, and that the Club spent \$400,000 in the last 2 years on improvements. Owners ask if a meeting will be scheduled for the budget. David explains that the board has already approved the

budget, and the meeting would give the membership a chance to veto, and that this meeting will be scheduled soon. Wes states that the pool shape will remain the same, concrete will be all new, fencing will be replaced, landscape will be replaced if damaged, and there will be a new slide. Mike states that if approved this project will be paid out of reserves. Bob states that the board has some drawings and documents but is still conceptual at this time. If this moves forward, we will send the Club a letter of intent, as well as expectations of the RMA along with updates to share. Owners ask the board to consider to move up to include 7 members. Bob tells the membership that the reserve study will be updated this spring, and add additional items.

- **Pool project funding:** Request from the Club to participate in the pool renovation. The maximum cap amount is \$210,000 and is subject to terms and conditions to be submitted later. Chris motions to support the Clubs request and reduce the amount of the cap up to \$146,000, no second, motion fails. Bryan motions to support the Club with the \$210,000 cap, Rick seconds, with less than 50% up to 42% maximin. David will draft a participation agreement, and will email to Bob. Three members in favor, one opposed, motion passes.
- **IMM contract renewal:** Mike explains that there is an annual contract with IMM that auto renews, or can provide a 30 day notice not to renew. Mike asks the board if they want to renew the contract, and the board unanimously answers yes, no action is necessary. The next meeting is scheduled for February 8<sup>th</sup> at 5 pm.
- **Adjourn:** 6:46pm