

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

SPECIAL MEETING

Was held March 28, 2022 @ 6:00 pm in
person at Orchard Church, Carbondale

Special Meeting
Minutes (Unapproved)

- **Call to Order/Verify Quorum:** Bob Johnson representing Integrated Mountain Management called the meeting to order at 6:40 pm. Also present from IMM was Doretta Reuss. A quorum was verified.
- **2022 Budget:** Without a lack of veto, the 2022 budget was ratified.
- **Additional Business**
 - **Reserve Fund Update:** Mike Ferguson states that road repair projects are a big expense item. They will follow advice given by SGM engineers and the road report that was done last summer. This will be a multi year project including preventative maintenance. We will have the Reserve Study updated this summer and reengage with the reserve company to provide a revised updated study. Bob mentions an option to consider for future funding in creating a special district, which is tax based for road funds. Bob explains to the members present that the purpose of the reserve study is to identify possible future projects and estimated costs associated. It was mentioned this is a living document and the scheduling of projects is only a projection.
 - **River Trail Committee Update:** Rick Moore reports that the committee has come up with 3 access points, 2 have been unanimously approved and the third is still under review and a work in progress. They hope the trail will be usable this spring or early summer.
 - **Process to Add Additional Board Member Seats:** Shawn Crampton motions to add 2 board members and increase the number from 5 to 7, with one term expiring in 2023 and the other expiring in 2024. Bart Turner seconds, over 51% of the members represented approved the motion. The HOA attorney David McConaughy explains that the election for these 2 new seats can not be held at this meeting as it was not specific on this agenda. The meeting should be re noticed for a future date. One owner asks that the date be chosen at that time to hold the election for these open seats, the date chosen is May 2, 2022.
 - **Process to Replace Board Members:** Janis Taylor motions to remove Jeff Kelley from the board, Alethea Waldron seconds, with all opposed, motion fails.
 - **Motion to Adjourn:** Marty Finkelstein motions to adjourn the meeting and continue additional agenda items at the next meeting. Jeff Kelly seconds, over 51% of members represented approved the motion.
- **Adjourn:** 8:50 pm