

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

**BOARD MEETING**

Held June 7, 2022 @ 9:30 am

**Board Meeting Minutes**  
**(Approved)**

- **Call to Order/Verify Quorum:** Bob Johnson representing Integrated Mountain Management called the meeting to order at 9:34 am. Also present from IMM was Doretta Reuss. A quorum was verified as board members present included Rick Moore, Bryan Avery, Alice Angier, Mike Ferguson, Elizabeth Lippitt, and Jeff Kelley. David McConaughy was also present.
- **Approve Meeting Minutes from prior Board Meeting (5/11), & any actions outside a meeting:** Rick motions, Mike seconds, Alice abstains with some corrections and additions, Elizabeth abstains. Action outside a meeting: Design review new fee schedule was revised and approved by the board.
- **Discuss and vote on River Trail funding request:** Rick reports that the budget is complete with a cost of \$7800. A large saving expense is that it will be done by volunteer work. A large part of the expense will be the cost to rent a wood chipper and removal of the chips. There will be stairs going down to access the river. One owner requests pet stations and trash cans be added along the trail. This will be considered. The Russian Olives will also be cleaned up, the upper part of the trail has not been finalized. The trail currently will go along lots 96 – 20. Alice asks if we can use money from other expense items that we are saving on to pay for the trail instead of taking from reserves. Mike asks Bob to divert some savings from operating funds to be put towards the river trail project. Bob says yes and also that we will have an insurance company come and review when its done for signage, and liability. Rick motions to approve the 2022 river trail project cost of \$7800, Bryan seconds, all in favor to approve.
- **Approve Payment of any remaining amounts due and retainage to Club for pool completion:** Mike met with Wes and checked on the scope of work, for the pool and the hot tub, they reviewed the new plumbing in the pumphouse, which is all completed in the scope of work defined. Wes will provide documentation and invoices. There is ongoing pool maintenance on site every day, including cleaning with a program in place to maintain water quality. Wes will have a document booklet, that will be discussed at a later date or meeting. Bob will connect with Wes on this. Bob will also ask Wes for an explanation of why the slide has not been installed.
- **Replace Resigning Board Member:** Meg Maceachen term expiring 12/22: Bob recommends that we communicate to the membership requesting candidates and give a response time of 7 to 10 days. We will then get the candidates submitted to the board for review. Elizabeth motions, Rick seconds, all in favor.

**Financial Audit:** Mike reports that there 3 choices (compilation, review and audit). Lippitt stated regarding her motion at the July meeting for a forensic accounting [not audit, a different legal and accounting term] that there are different types of accounting, and what the differences were, and their levels of "assurances" and lack thereof. She explained the difference between a compilation (no assurance, like a tax return), review (lowest assurance), audit (for a specific period and not absolute), forensic accounting is absolute, no stone unturned and is the first thing a judge will order in any litigation regarding finances, and is the best tool to stop litigation or prevent litigation from happening. The matter to be on agenda in July meeting.

- David recommends to solicit 3 independent accounting firms for the 3 choices for the board to review and approve. Elizabeth volunteers to help with this. We will get a scope that the board agrees on and prices, then will be sent to the membership, there is no action today.

**Executive Session:** Enter into executive session, Bryan motions, at 11:00 am, Rick seconds, all in favor to Discuss with POA attorneys for legal advice regarding court proceedings.

• **Adjourn** 1:04 pm