

IRONBRIDGE PROPERTY OWNER'S ASSOCIATION
1512 Grand Ave., Suite 109
Glenwood Springs, CO 81601
(970) 945-7266

ANNUAL MEETING

December 13, 2007 – 5:30 p.m.

Ironbridge Recreation Center – 0297 Fox Run Ct, Glenwood Springs, CO 81601

PRESENT: Board of Directors:
Tom Schmidt- President Matt Verheul- Co-Vice President
Eric Foerster- Secretary Judith Whitmore- Co-Vice President
Dirk Gosda- Treasurer
Lot Owners:
29 Owners (Complete list on file at CPM office)
Others:
Justin Windholz- Crystal Property Management (CPM)
John Groves- Colorado Department of Wildlife
Rick LaFaro- Roaring Fork Conservancy
David Joseph- LB Rose Ranch, LLC
Tim Cota- Gopher Irrigation

The annual meeting for the Ironbridge Property Owner's Association was held on December 13, 2007 at 5:30 p.m. at 0297 Fox Run Ct, Glenwood Springs, CO 81601.

1. Welcome/ Call to Order: Tom Schmidt, HOA President, gave welcoming remarks and called the meeting to order.

2. Introductions:

Declarant Rights: Tom reviewed the Declarant rights in accordance with CCOIA (Colorado Common Ownership Interest Act). Currently the developer, LB Rose Ranch (LBRR) still maintains Declarant control.

Board of Directors J. Thomas Schmidt- President
Matt Verheul- Co-Vice President
Judith Whitmore- Co-Vice President
Dirk Gosda- Treasurer
Eric Foerster- Secretary

Design Review Board Eric Foerster-Chairman
Dirk Gosda
Paul Bombalicky
Carol Juul

3. From the Board:

- Special Presentations
 - John Groves from the Colorado Department of Wildlife (DOW) was present at the meeting to explain to the membership what the DOW

does in relationship to issues that the membership faces. The main issues affecting Ironbridge owners are the wildlife that lives around the neighborhood. There are 300 – 400 elk that migrate to the property in the winter. Homeowners are advised to take precautions to minimize damage the elk could cause (wrapping trees, containing household pets, and choosing different types of trees/ shrubs which don't attract the elk). John said that a big problem that has come up is owner's dogs chasing the elk, which is not allowed. Please keep your dogs on a leash to prevent these encounters. John also talked about the blue heron protection zone on the property. A portion of the river is off limits during the heron's nesting period. These areas are marked and fenced with no trespassing signs. Please be aware of this area and do not trespass.

- Rick LaFaro from the Roaring Fork Conservancy (RFC) was also present to discuss the issues that Ironbridge Owners face in relation to the RFC. Most of these issues coincide with those of the DOW, specifically in regards to the blue heron nesting site. If you have any questions about the RFC please contact them directly or visit their website, www.roaringfork.org. A free guided rafting trip on the Roaring Fork River through the conservation zone will be held on June 9th, 2008. For more details, visit the website and make sure to sign up EARLY!

4. Community Update – 2007 Highlights and Updates:

- Dirk gave a recap of the current sales and the sales forecast for 2008. He is estimating that 36 homes will be released in 2008.
- Dirk also brought up the issue of the lawns throughout the neighborhood being over watered. Because of the soils, it is extremely important to be conscience of the amount of water each owner's landscape is getting on a day to day basis. Dirk explained that because of the over watering and drainage, the foundation of the model home has sunken and is in the process of being repaired. It is a very costly repair and owners need to take precautions and be aware of the problem so that this does not happen to them.
- Lots 63 – 69 are inaccessible near the river because the owners on the other side of the river own from their side of the river across to the Ironbridge side. Please do not trespass on these lots.

5. Forms & Process:

- Justin from CPM explained what the process is for covenant violations. Currently CPM does weekly inspections of the property to identify covenant violations. Once a violation is identified, a letter is sent to the owner advising them of the infraction and a time frame is given for the issue to be corrected. If the issue is not corrected within the given time frame a fine is then charged to the owners account. Copies of the covenants and the 2008 fine process and procedures are available at the association's website, www.ironbridgeclub.com/members, enter 3456 as the password or by contacting Crystal Property Management: 970-945-7266.

6. Landscape Committee Report:
 - Eric discussed the irrigation system which was turned off for the winter in November. It is scheduled at this time to be turned back on the first week of April 2008. This is dependent upon weather condition and can be turned on earlier or later if need be. A letter of notification will be sent out prior to turning the water on. If there are ever emergency water situations (water breaks) please contact Crystal Property: 970-945-7266. If it is an after hours emergency there will be phone numbers given on their message machine in regards to who to contact.

7. Design Review Board (DRB):
 - Eric explained the design review process to the membership. In 2008 it is scheduled to remain the same. Owners who wish to make any changes to the exterior of their homes need to obtain approval from the DRB prior to starting the project. Step 1 is to fill out an application and submit it to CPM along with the necessary submittal fee. Step 2 is to attend a DRB meeting where the project will be reviewed. Step 3 is to complete the project within the DRB given time frame. Step 4 is to have the DRB do an inspection of the project once complete to make sure the plan submitted matches the result of the project. Step 5 is a letter sent to the homeowner indicating the project is complete and has been accepted.
 - Eric also briefly went over the 2008 DRB guidelines. All owners in phase II who have obtained their CO (certificate of occupancy) prior to November 1, 2007 are required to have their landscaping completed by June 1, 2008. Any CO obtained after November 1, 2007, the owner will have 180 days from the date of the CO. **Because of landscaping industry difficulties, it is recommended that owners plan to complete their landscaping as soon as possible to ensure they complete their landscape by the deadline. Fines may be issued for incomplete landscaping.**

8. Financial Reports:
 - Justin from CPM gave an overview of the current financials for the Association.
 - The Board has elected to offer an optional automated payment program for the monthly association dues. These automated payments will strictly be used for regular scheduled association dues (not fines, clubhouse charges, etc). Please contact CPM for the necessary forms to fill out if you would like to use this service.

9. New Business:
 - Tom discussed the current plans for the restaurant and fitness center. He informed the membership that several things had to be changed from the original plans due to budget constraints. The current plan is to change the existing sales office into a bar and grill. This can only happen once the model home is finished.
 - Tim Cota from Gopher Irrigation was present to discuss the 2007 landscaping. In early 2007 Gopher was hired to maintain the front and back native areas throughout Phase I in hopes of achieving a more consistent look of the native grass. Some of the issues that Gopher came across were the synchronizing of the irrigation clocks as well as homeowner communication. In 2008 Gopher has agreed to post notices on everyone's door explaining what they did (weed spraying, irrigation clock adjustment, trimming, etc) and what they recommend

for owner's to do (more water, less water). If there are any concerns about the landscaping please contact Crystal Property to discuss. They will then relay that information on to Gopher. In 2008 Gopher will be maintaining the common area landscaping in Phase II and in Phase I they will again be maintaining the front, back and common native areas.

- Tom discussed the 2008 budget. Several questions were raised in regards to the amount the dues were going up. Presently the Board has an agreement with the golf course that they (the golf course) can raise their membership dues by 5% each year. The overall 2008 homeowner dues went up as well by 5% to compensate for the increased facility charge. Questions were also asked about why the association pays for County Road 109 maintenance. Currently the Association and the golf course split the maintenance costs 40% (IPOA) - 60% (Golf Course). The maintenance involves maintaining the trail, and upkeep of the landscape.
- The 2008 budget also includes money for water meters. The water meters were discussed. Homeowners had concerns about the reasons why they were being bought, why they were going to be charged for water usage, and the discrepancies of charges between different lot sizes.
 - The Board's intention of purchasing and installing water meters was to help mitigate the water waste and help prevent further erosion and settling damage caused by over watering. The Board sought bids for the equipment and created a chart based on each owner's lot size which would show the amount each owner would be charged for their water use based on an average amount of water use throughout the year. The revenues received from the water usage would then be used to pay off the expense of the water meter equipment and could eventually be used to offset homeowner dues.
 - Several owners stated that they would like to have a base amount of water be given for free and any amount that owners used over the base amount would have a fee associated with.
 - Several owners thought that it was unfair that because they owned a bigger lot they would have to pay more than that of a smaller lot for their water.
 - After some discussion the Board agreed to consider all the owners comments and revisit the idea over the next few months.
- Judith discussed the dog issue in the neighborhood. Dogs running loose unattended have become a greater problem as more owners continue to move in. After some discussion it was agreed that the Board will have CPM fine owners who violate the Association's leash laws. All owners are expected to keep their dogs on leash while they are outside of their lots. If owners violate this rule CPM will send a letter and begin the violation process. Several owners also agreed to form a committee in regards to the dog issue so that progress continues to be made. Judith will oversee the committee and should you have any questions please contact Judith or Crystal Property Management.

With no further business, the meeting was adjourned.

Respectfully,

Justin Windholz, Crystal Property Mgmt Co.