

IRONBRIDGE PROPERTY OWNER'S ASSOCIATION

1512 Grand Ave., Suite 109
Glenwood Springs, CO 81601
(970) 945-7266

Board of Director's Meeting
March 21, 2007 – 10:00 a.m.

Held at Ironbridge Golf Course Maintenance Office
Glenwood Springs, CO 81601

Present: Tom Schmidt- BOD Eric Foerster- BOD
Dirk Gosda- BOD Matt Verhuel- BOD
Terri Knob- CPM Justin Windholz- CPM
David Joseph- LBRR LLC

A Board of Director's meeting for Ironbridge Property Owner's Association was held at the Golf Course Maintenance Office on March 21, 2007. The meeting was called to order at 10:00am. A quorum was established.

1. The Board reviewed the proposed "First Amendment to Ironbridge Golf Club Resident Membership Agreement" and the "Second Amendment to Covenants, Conditions, Restrictions and Easements for Ironbridge." After some discussion and compromise over some of the language, the Board agreed upon a final version. A motion was made to approve the "First Amendment to Ironbridge Golf Club Resident Membership Agreement" with the agreed upon changes to the wording and grammatical corrections. The motion was seconded and approved unanimously. A motion was also made to approve the "Second Amendment to Covenants, Conditions, Restrictions and Easements for Ironbridge" with the agreed upon wording changes and grammatical changes. The motion was seconded and approved unanimously. Tom will e-mail the final version with the agreed upon corrections to all Board members for approval before the packet is sent out.
2. The Board discussed the homeowners who have expressed an interest in serving on the Board. After some discussion, a motion was made to approve the appointment of Judith Whitmore. The motion was seconded and approved unanimously. The Board wants to thank all the other homeowners who volunteered to be on the Board.

The Board reviewed the issue of lighting at Ironbridge. Presently homeowners are responsible for changing exterior light bulbs on the front elevation of their homes (garages/entryway) It is mandatory for homeowners to ensure that they are working correctly. To be more cost efficient the Board agreed to let CPM change expired light bulbs as they inspect the property. CPM will also notify homeowners of this procedure. A motion was made to approve CPM changing light bulbs. The motion was seconded and approved unanimously.

With no further business the meeting was adjourned at 11:00am.

Respectfully,
Justin Windholz

