

Ironbridge Property Owners Association Annual Meeting

Glenwood Springs Community Center

Glenwood Springs, Co 81601

Tuesday, December 3, 2019 at 6:00 pm

Meeting Minutes

(Unapproved)

- I. Call to Order:** Bob Johnson representing Integrated Mountain Management called the meeting to order at 6:16pm. Also present from IMM was Doretta Reuss.

- II. Verification of Quorum:** A quorum was verified as more than 25% or 74 lots of the membership was accounted for in person or by proxy.

- III. Riverwalk Safe Route – Doug Pratte:** This would be a safe path for students to walk or bike to the Rio Grande trail or the Riverview School. It was reported that last year, families were surveyed and while it is hard to say the exact number of students who will use the trail, we know that 82% of respondents would like to walk or ride to school but are currently discouraged from doing so for safety reasons. This path is also viewed as a community amenity.

- IV. Financial Review:** Bob reviews the financials as of 10/31/2019 and reports that there was a balance in the Operating Account of \$11,474.12 and a Reserve Account balance of \$1,488,536.84. It was noted that the association is approximately \$70,000 income over expense as of 10/31/19. There is a reserve study that was updated in May 2019 and is posted on the website. The Club Assessments will increase in 2020 \$20/month to \$318. The IPOA Reserve Assessment will increase 20/month as well to \$57. The IPOA Operating Assessment will remain at \$88. The total will be \$463 per month and will be reflected starting January 1, 2020.

- V. Project Discussion:**
 - **Culvert Project:** Bob thanked the membership for their patience during the culvert replacement project on River Bend Way. As discussed, this was an immediate safety issue as identified by the engineering report.
 - **Car Booting:** Cars parked in the street overnight is an ongoing problem. The options to alleviate this is to boot or tow the

offending vehicles. This option will be considered at a future Board meeting.

- **Spring Work Day:** The Association is considering a community volunteer work day to enhance the experience along the river on IPOA property. It is currently overgrown with vegetation and access is very limited and obstructed. Original discussion was to enhance a path along the river on IPOA property as a community amenity, but preliminary costs were prohibitive. The Board will consider a general clean up of this area at a future meeting.
- **Trailer Storage:** There was a reminder for owners to review the parking policy as there are is no trailer storage permitted on any lots for over 24 hours and no more than 3 cars per driveway. There has been no change to this policy. Additional storage may be available with Club approval in it's parking lot. Arrangements must be made prior to parking at the Pro Shop.
- **Trespassing Reminder** – The membership was reminder that there is no public access along the river between lots 63 – 69. This is not IPOA property.

VI. Additional Business

- **Quarterly Board Meetings**
- **March 3, 2020**
- **June 2, 2020**
- **September 1, 2020**

VII. Club Update – Wes: He reports that some upcoming capital projects in 2020 include, an expansion on the Grille patio, playground rehabilitation and painting buildings. First to be done will be the fitness center and then the basketball court after in the spring. There will be continued pool improvements. Wes also mentioned that the quarterly assessment credit program will again be in effect for the 2020 year. This refers to the \$20 per month credit that can be used in any of the Club outlets on a quarterly basis. See Club for details.

VIII. Board Elections: Rick Moore and Bryan Avery will remain on the Board. Chris Christopherson, Mike Ferguson and Mark Howard were elected. Rick and Bryan's term expire at the annual meeting in 2020. Chris Mike and Mark will expire at the annual meeting in 2021.

The membership wanted to express their thanks to Lisa Price for her contributions on the Board.

IX. Adjourn: 8:15 pm