

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 Wednesday, September 14, 2022 @ 5:00 pm
Via Zoom

Board Meeting Minutes
(Approved)

- **Call to Order/Verify Quorum:** Bob Johnson representing Integrated Mountain Management called the meeting to order at 5:01 pm. Also present from IMM was Doretta Reuss. A quorum was verified as board members in attendance included: Mike Ferguson, Rick Moore, Dirk Gosda, Bryan Avery, Alice Angier, Elizabeth Lippitt and Jeff Kelley.
- **Approve Meeting Minutes from prior Board Meeting (8/9, 8/22 and 8/29),** and any actions taken outside of a meeting. Rick motions, Alice seconds, Dirk abstains, remainder of Board approves. Mike notes that all objections by homeowners have been recognized, they are as follows, Mary Kenyon objects to specificity of the executive session topic. The minutes of June 7 will be corrected to add an objection that was submitted via email on June 6 by Mary Kenyon.
- **Member open forum:**
 - Member Siri Olsen asked when the Club announcement for dues increase will be shared with HOA. Bob will share with Board then HOA as preliminary information. Siri asked about finance committee status which is on the agenda. Siri asked for status update on Harbour lawsuit, Bob shared that suit is with attorneys and there is no update
 - Member Janet Peargin emphasized that the RMA process be open, equitable and transparent and that negotiations begin immediately
 - Member Mary Kenyon asked about unanswered excavation email regarding work on a street; Doretta responded that she spoke with Tim at Gopher who said foundation work doesn't affect irrigation; Rick reiterated that permits are obtained from Garfield County and the DRB is not involved. Mary asked if Beth's motion to acquire attorneys' fees had been fulfilled and it had not; Bob will send fees. She also asked how many attorneys are working on the lawsuits and if the board reviews expenses.
 - Member Janis Taylor shared that there is still a pothole by the stop sign and a recurring puddle on Fox Run Ct that needs to be addressed
 - Member Judi Simecek reiterated Janet P.'s comments on RMA negotiations
- **Presentation of Reports:** Committee Meeting Minutes will be available on the website.
 - Communications/Member Engagement – RFPs presented by Board liaison Alice Angier and approved by Board unanimously:
 - The Committee proposes the creation of a branding logo to identify our community and accompany the proposed new website, newsletter, and other proposed branding materials. Mike motions approval, Beth second, all in favor.

- The Committee requests that a line item be added to the 2023 budget and a dollar amount be agreed upon for a Welcome Package to present to new residents when they move in. The annual cost for 40 homes at \$38.00 each = \$1520.00 per year. Mike motion to approve/fund, Beth second, all in favor.
- The Committee requests approval for the concept of a new development of a new website for the existing \$300 annual budget. Dirk motions approval, Rick second, all in favor. Content and management to be discussed at a later date.
- Governing Docs Committee Report – Janis Taylor reports that committee has not yet received a CCIOA-compliant template requested to attorneys; will provide survey to Board by 9/29; Board to review on 10/3 before sending to HOA, Dirk is working on securing a template.

RMA Committee Report – The presentation that was created by the RMA Committee, from the town hall was requested to be emailed to the membership and was shared by Mary Kenyon at the meeting, and in part stated that: Based upon the RMA Committee’s findings and the input of the homeowners present at the Town Hall meeting, the RMA Committee recommends that the IPOA Board confirm that modification of the current agreement is acceptable to the Club and thereafter immediately begin to prepare and negotiate an amendment to the current RMA, addressing the identified areas of concern, including collection of dues and activation fees, capital improvement contributions and monthly dues increase caps as noted, to create an Amended Resident Membership Agreement. The Committee further requests that the negotiating team include Bart Turner and a member agreed upon by the Board. The statement in its entirety from the committee is available upon member requests.

Jeff Kelley motioned that RMA town hall PowerPoint be shared as-is with HOA, Beth second, motion passes

Jeff K motioned that Bart Turner and Bryan Avery meet with Club to start possible amendment process, Beth second, motion passes

- **Old/Unfinished Business:**

- Road repair update – Mike shared that all repairs continue and are moving along; some interim invoices have been received; repairs will take about five weeks, with 2-3 weeks remaining. All costs in line except additional \$1800, combined of 2 amounts for materials cost. Kumar did a consultation for the repairs scheduled. Company K5 has been great to work with.
- Finance Committee Objectives and Qualifications – Dirk sent original document to Board on 9/8; requests Board approve, send invitation to HOA for candidates and conduct a special meeting to discuss and select committee; edits were suggested, and Dirk will finalize the document to share with Board. Doretta will send invite on 9/15, submissions are due on 9/23, board receives submissions on 9/26 and meets to discuss on 10/3.

- **New business:**

- Peak Tree Service Estimate #723 – Mike presented bid and made motion for approval, Rick second and all in favor; motion passes
- Review and Approval of Amended Policies – Bob presented the new CCIOA policies that replace existing policies; Bob recommended some changes and Dirk expressed some concerns specific to Ironbridge and the Club arrangement. Rick motioned to approve as-is, send to HOA and then amend as needed, Bryan second, all in favor, motion passes.

- Beth shared about possible tax issue regarding income that HOA collects on behalf of Club; concern from HOA about early morning loud vehicle traffic and containers and trailers on properties; Doretta gets daily reports and will notice and/or fine owners in violation.

Executive Session: Update on Water Rights Case & Possible RMA Discussion

- Alice motions Board move to Executive Session, Rick seconds, all in favor. Mary Kenyon objects to lack of detail on agenda for session; Mike notices that two lawsuits may be discussed. Move to Executive Session at 8:06 pm
- 9:02 end executive session without action and adjourn meeting