

**IRONBRIDGE PROPERTY OWNERS ASSOCIATION
HOMEOWNER'S ASSOCIATION MEETING
Wednesday, December 6, 2017 AT 6:00 P.M.
Colorado Mountain College Spring Valley Campus
Recker Room
3000 County Rd. 114 Glenwood Springs, Co 81601**

**Meeting Minutes
(Unapproved)**

I. Call to Order: The meeting was called to order by Bob Johnson representing Integrated Mountain Management at 6:18 pm. IMM members also present: Doretta Reuss, Zack Merck and Robin Ortiz. Board members present: Phil Weir, Sheila Poulsen, Matt Verheul and Rick Moore. Debbie Marienthal was not present. A Quorum was verified.

II. Approval of 2016 Annual Meeting Minutes: Rick Moore motions to approve, Mike Ferguson seconds, all in favor to approve.

Update on Resident Membership Agreement: Bob asks the membership to view the summary report provided by David Myler who represents legal consul for the Club. Dave speaks on behalf of Ken Kendrick and John Young. He states that they could not come to an agreement for a revision, but the Club is however open to consider a revision. In the meantime they will operate as usual. There is a termination notice pending. The owners stated their comments and asked questions regarding the agreement proposal. Some owners expressed concerns and feelings of discontent while other owners expressed positive and supportive feelings. Dave McCoughney speaks on behalf of legal consul for IPOA. He explains that the termination date is set for December 13, 2017. The agreement will remain in place for 90 days until March unless rescinded or another agreement is reached by then. The Board can let it go, make a counter offer or let it expire. He also states that if the Club goes away that portion of the dues will be reviewed.

III. Financial Report: Bob reported on the financials as of October 31, 2017. It was reported there the balance in the Operating Account was \$221,516.02, the balance in the Reserve Account was \$1,024,614.74, resulting in a total Asset amount of \$1,355,206.30.

IV. Presentation of the 2018 Budget: Bob announces to the membership that the Club Assessment will go up from \$265 to \$280 starting in January 2018. The IPOA Operating

Assessment will remain at \$88.00 and the IPOA Reserve Assessment will remain at \$37.00 Total Assessments starting in January 2018 will go up from \$390 to \$405 per month. It was noted that it is the responsibility of the Association to maintain their private roads. The Aspen Collection does assess \$5 more per month in dues per the initial Declaration. The Budget has been approved by the Board and ratified by the membership.

Other issues brought before the members: There was some questions regarding the landscaping along CO Rd 109. Bob reports that Garfield County decided that there will be no watering along County Road 109 and the bike path to let this area go native.

V. Election of Board Members: Lisa Price, Ari Chopra, and Mark Howard were elected to the Board for a 2 year term to expire December 2019. Matt Verheul and Sheila Poulsen will serve until December 2018.

VI. Adjournment: 9:45 pm