

**IRONBRIDGE HOMEOWNERS ASSOCIATION**  
**c/o Integrated Mountain Management**  
**1001 Grand Ave. PO Box 908**  
**Glenwood Springs, CO 81601**  
**970-930-6200**

**SPECIAL MEETING**

Was held May 2, 2022, 6 pm in person at the Orchard Church

**Special Meeting Minutes**

**(Unapproved)**

- **Call to Order/Verify Quorum:** Bob Johnson representing Integrated Mountain Management called the meeting to order at 6:33pm. A quorum was verified.
- **New Committee Discussion:** Members present were asked to volunteer on the various committees so far mentioned: **Member Engagement Committee:** Susan Fraizer, Danielle Howard, Rhonda Sageser, Jody Lamirault. **Governing Docs Committee:** Dirk & Lourie Gosda, Connie Meine, Sir Olson. **Communications Committee:** Tobias Rimkus. **RMA Committee:** Bart Turner, Siri Olson, Josh Whittaker. IMM will send an email put to the community to ask interest for volunteers to owners who were not present at the meeting. The purpose of the committees is to understand and vet the topics presented to the committee and advise the Board.
- **Elect New Board Member** for term expiring 12/2024: after an election with members present Alice Angier was elected to the Board.
- **Elect New Board Member** for term expiring 12/2023: after an election with members present Elizabeth Lippitt was elected to the Board.
- **Legal Update re Water Rights case:** HOA attorney David McConaughy summarized the case for the membership. General topic is irrigation water rights as they pertain to the Club and the IPOA. Details were not discussed as the case is still active.
- **River Trail Committee Update** – ongoing, no material update.
- **Governing Document Review / update process / Transfer Fee Declaration amendment:** Mike tells the members present that the next step is to have the attorney draft language that will be shared with the membership, and then ultimately require a 67% approval vote to have the documents changed. Bart Turner motions for the next step, Jamie Dooley seconds and majority in favor to move forward.
- **Trash Contract:** Some members of the community are encouraging all members to contract with one service provider. While the IPOA will not mandate one provider, as to not take away owner choice, the IPOA is encouraging members to sign up with the chosen provider. This is in an effort to minimize trash truck traffic within the community and minimize the frequency of trash trucks entering the community. Bart Turner motions for requests for proposals, Rhonda Sageser seconds, all in favor.
- **Executive Board Spending Limitations requiring member vote:** This would be a change to the bylaws. Bart motions to amend section 4.12.10 to limit spending power over \$25,000 in any 24 month period, Shawn Crampton seconds, motion denied.
- **RMA Discussion:** This is in process of forming a committee to start informal negotiations through the year.
- **Association Records Keeping:** Official records of the IPOA are in the office of IMM.
- **Removal of Board Members (s), election of replacement (s) if removed:** Mike explained the process as it needs a motion, and a second, and 67% approval from the membership. There were no further comments.
- **Open Member Forum:** Doug Pratte told the membership that the River View Trail will be complete in approximately one month. Pet station maintenance will be reviewed.
- **Adjourn:** 9:35pm