

**IRONBRIDGE PROPERTY OWNERS ASSOCIATION  
HOMEOWNER'S ASSOCIATION MEETING  
Thursday, December 11, 2014 AT 6:00 P.M.  
Ironbridge Maintenance Facility  
1007 Westbank Rd.**

**AGENDA**

- I. Call to Order**
- II. Financial Report**
- III. Presentation of 2015 Budget**
- IV. New Business**
  - a. Rules Review – parking, lighting, pets**
  - b. Annual review - No Trespassing – River Lots 63-69**
  - c. Discussion of Declaration change regarding VRBO and Marijuana**
  - d. Leasing Policy**
  - e. Link to bike path on CO 109**
- V. Blue Heron Properties**
  - a. Development Update**
- VI. Election of Board Member**
- VII. Other issues brought before the members**
- VIII. Adjournment**

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**MINUTES**

**Call to Order** - Bob Johnson of the Fleisher Company call the meeting to order at 6:05pm.

**Financial Report** – Bob gave the financial report noting as of October 31, 2014 there was \$153,141.11 in the operating account \$615,613.33 in the reserves and YTD \$48,100 income over expense. The outlook for year end is to have income over expenses which will be added to the reserves.

**2015 Budget presentation** – Bob presented the Board approved budget to the membership. Bob explained the assessment billing for the coming year would have three line items: HOA Operating Assessment, HOA Reserve Assessment, and Club Assessment. The HOA Assessments will increase by \$25 effective January 2015. It was noted current Reserves are on pace with the Reserve Study schedule. The Reserve Study has been completed and updated, with funding Reserve guidelines for future expenses. It was noted the HOA collects Assessments from the membership and pays the club the Facility Fee as reflected in the budget. It was noted the Reserve Study is available on the website.

**New Business**

**Neighborhood Speed** – It was discussed that speed throughout the neighborhood has been frequently noticed as being too fast. It was asked that the membership take note of speeds and slow down when driving to stay within neighborhood limits. The Board will continue to look into options to assist in speed reduction efforts.

**Communication** – Bob asked the membership to please keep him informed of email address changes so communication lists can remain current.

**Design Review** – The Design Review Committee has been working on the review of new home applications throughout the community. Some of the fees that are collected when a new home is built goes towards road maintenance.

**Rules Review** – It was review the most common rule violations are parking, lighting, and pets. Please note no parking on the streets between 2am and 5am, no more than 2 cars are allowed in the driveway overnight. Lighting on the front of the home is replaced by the Association to comply

with the Ironbridge PUD since there are no street lights. The Association replaces burnt out bulbs at the garage and front porch. Pets must be on a leash when walking through the neighborhood and cleaned up after. Dogs should also be kept from chasing wildlife. It was also noted that people are walking too close to the elk. Please review the Rules and Regulations for details.

**River Lots 63-69** – it was noted there is no trespassing on Lots 63-69 at any time to gain river access. This is an annual reminder per the Ironbridge agreement.

**VRBO & Marijuana** - Ironbridge attorney Jeff Conklin reported that he is working with the Board on reviewing the association documents on these issues. The association may consider a future change in the Declarations to clarify the position of the association. It was noted commercial grow operations are considered illegal. It will also be reviewed what the association can do with abandoned homes.

**Link to Bike Path** – the Association is working on a bike path connection at River Bend Way & Bent Grass to Co 109. Additionally considered was the possibility of connecting Blue Heron Vista to the tennis courts and clubhouse.

Additional discussion from homeowners included:

- Possibility of more open space for children to run free.
- Possibility of adding sidewalks where possible
- New owners welcome packet. This would include a few pages of highlights from the Rules and Regulations. The Design Review Committee will look into designing this document.

### **Blue Heron Properties**

**Development Update** – Jim Light reported that golf use was up for the season. Additional fishing may be considered in the future. Jim encouraged the membership to use the grill and support the facility. Parties are welcome at the grill. Additional items being considered for the future may include: cross country skiing, R V Parking, and a dog park.

**Election of Board Member** – Current terms: Expire December 2014 – Matt Verheul, Sheila Poulsen. Motion to re-elect brought by Rick Moore and Bruce Knutson. All in favor, motion approved. Expire December 2015 – Phil Weir, Abby Matthias, Rick Moore.

**Adjournment** – 8:15 pm