

**IRONBRIDGE PROPERTY OWNERS ASSOCIATION  
ANNUAL MEETING  
Tuesday, NOVEMBER 13<sup>TH</sup>, 2012 AT 5:00 P.M.  
Ironbridge Recreation Center  
297 Fox Run Ct.**

**Minutes**

**Call to Order:** Tom Schmidt called the meeting to order at 5:00pm. He mentioned this was the 9<sup>th</sup> annual meeting for the association.

**Verification of Quorum:** Bob Johnson, property manager of the Fleisher Company verified a quorum was present.

**Introduction of Current Board Members:** Tom Schmidt introduced Eric Foerster, Marianne McGarry, Phil Weir, & Matt Verheul as the current board.

**Approval of the 2011 Minutes:** Tom called for a motion to approve the 2011 Annual Meeting Minutes: Mark Layton moved to approve, Bob Serson second, all were in favor none opposed.

**Legal Update:** Jeff Conklin is doing legal work for Ironbridge water rights application regarding the ponds and water rights on the golf course. The ponds on the golf course have conditional water rights. It would be beneficial to have absolute water rights. The domestic supply is provided by Roaring Fork Water and Sanitation.

**Old Business:**

**Financial Review** – Bob Johnson reviewed the current financial position of the Association. It was noted the Association is cash positive going into the 4<sup>th</sup> quarter. Expenses will continue to be watched closely with anticipation of ending the year cash positive. The reserves are funded per the schedule and are fully funded to date. What is being done about past due HOA assessments on foreclosed units? Colorado is a super lien state, and you can collect only six months of past due amounts. Collection letters are sent to homeowners if they are two months behind. The Fleisher Company reports to the Board past due homeowners. Bob and the Board negotiate all past due assessments with the banks for units in short sale.

Tom thanked Bob for the report and mentioned Bob is the third property manager for the HOA and is doing a great job, the HOA is very pleased.

**Rules & Regulations Update:** Eric Foerster gave the annual reminder to the Association that there is no trespassing on river lots 63-69. Tom stated that the no trespassing discussion needs to be addressed yearly because it is part of the Ironbridge agreement. It was discussed that homeowners on the other side of the river own land on

the Ironbridge side of the river. Eric said that we need to make sure there are no trespassing signs on the lots along the river to keep boaters off the land.

It was also noted that there are two access points to the river for Ironbridge owners to access the river, they are located by the pump houses. There was additional discussion as to the feasibility of adding a trail parallel to the river. Martin Finkelstein and Omar Sultan agreed to participate on a committee. Items to be considered costs, design, trash, a majority of the owners present did not offer strong support for the project at this time.

**2013 Budget:** Bob presented the budget noting there was no increase to the assessments for the 2013 budget. It was noted the reserve study was being updated and a site inspection will be conducted by the company doing the study.

The budget was approved as there was no veto from the Association.

**New business:**

**River Signage** – Bob reported new signage has been installed along the river.

**Parking Policy** - Bob thanked the homeowners for abiding by the revised parking policy. There have been a dramatic drop in violations since this policy has been communicated.

**Records Policy** – Bob reported that the Records and Parking Policy are posted on the website.

**Communications** – Bob reported he is continually updating his Distribution List and encourages owners to get him their email address. Bob sends regular communications to the ownership by this avenue.

**Address Number Placement** – Bob encouraged owners to abide by the Design Guidelines and place address numbers under the lighting on the garage. This would add consistency throughout the neighborhood and create a safer neighborhood by enabling emergency responders quicker identification of homes.

**Election of Directors:** Tom excused himself due to being on the board of directors and also working for the developer. He turned the election of directors over to other members. He did recommend that Matt and Phil serve again.

Nomination from the floor for Matt to serve two years and Phil three years. All in favor

**Adjournment:** 6:20pm