

**IRONBRIDGE PROPERTY OWNERS ASSOCIATION  
BOARD MEETING  
Thursday, November 7, 2013 AT 5:30 P.M.  
Ironbridge Maintenance Facility  
1007 Westbank Rd.**

**AGENDA**

- I. Call to Order**
- II. Financial Report**
- III. Discussion/Approval of 2014 Budget**
- IV. New Business**
  - a. Collection Policy – required by new legislation**
  - b. Neighborhood Speed discussion**
  - c. Communication – Bob’s distribution list**
  - d. Light bulb disposal plan**
  - e. Design Review**
  - f. Entry lighting**
- V. Blue Heron Properties**
  - a. Development Update**
- VI. Other issues brought before the members**
- VII. Adjournment**

# **IRONBRIDGE PROPERTY OWNERS ASSOCIATION**

## **BOARD MEETING**

**Thursday, November 7, 2013 AT 5:30 P.M.**

**Ironbridge Maintenance Facility**

**1007 Westbank Rd.**

## **MINUTES**

**Call to Order** – Bob Johnson of the Fleisher Company called the meeting to order at 5:30 pm

**Financial Report** - Bob gave the financial report as of September 30, 2013 noting \$144876 in the Operating account, \$522157 in the Reserve account, and YTD \$92470 income over expense.

**2104 Budget** – Bob presented the 2014 proposed budget. As presented there was no anticipated change to the HOA Assessment and Reserve Assessment portions. It was discussed the Assessments are broken out into HOA Assessments, HOA Reserves, and Club Assessments. These three categories would be reflected on monthly billing. It was noted there would be an increase of \$25 effective April – December to the Club Assessments.

It was noted Reserves are anticipated to be close to \$600000 at year end 2013. With 2014 funding and assuming no income over expense at 2014 year end the balance should be close to \$618000 at year end 2014. Per the Reserve Study we should have \$670000. Board will need to watch this balance into the future and may need to consider an increase to HOA Reserve Assessment to keep pace with the Reserve Study.

Rick Moore moved to approve the budget, Matt Verheul gave a second. All were in favor.

### **New Business:**

**Collection Policy** – to comply with new Colorado Legislation the 2014 Collection Policy was presented. Rick Moore moved to approve, Sheila Poulsen gave a second. All were in favor.

**Neighborhood Speed** – it was discussed that speeds are too high throughout the neighborhood. The membership was asked to abide by the speed limit signs.

**Communication** – Please update Bob on any changes to your email so communication lists can be kept current.

**Lightbulb disposal** – Sheila encouraged lightbulb recycling of cfl's.

**Design Review** – the Design Review Committee would reconvene and begin reviewing the documents in anticipation of spring building applications. Interested

owners were encouraged to apply for the position. The Board will approve the members of the DRC per the Bylaws.

**Entry Lighting** – it was request enhancements be made to the entry lighting during future development.

**Blue Heron Properties:**

**Update** – John Young gave an update mentioning the fitness center would be opening in December. There would be enhancements to the Golf Course and ready for play in the spring of 2014. It was noted Tom Lehman would be contributing input to the redesign of the holes. The Community Clubhouse opening is anticipated to happen in April. There will be surveys to the membership for input as to the menu. All deed restricted units are anticipated to be sold by year end. A builder is being contracted and anticipated to begin in the spring of 2014.

**Adjournment:** 7:45pm