

IRONBRIDGE PROPERTY OWNER'S ASSOCIATION  
1512 Grand Ave., Suite 109  
Glenwood Springs, CO 81601  
(970) 945-7266B

Board Meeting  
March 24, 2010

Present: Board of Directors:  
Eric Foerster                      Matt Verheul  
Tom Schmidt                      Marianne McGarry  
Lot Owners:  
Complete list on file at CPM office  
Others:  
Justin Windholz – Crystal Property Management (CPM)

An Ironbridge Property Owner's Association Board of Directors meeting was held at the Ironbridge Recreation Center on March 24, 2010. A quorum of the Board was established.

- Welcome/ Call to Order:
  - Tom Schmidt gave welcoming remarks and called the meeting to order at 5:47pm.
  - The 2009 Annual Meeting minutes were reviewed. One correction was made. The meeting minutes will be formally accepted at the 2010 Annual Meeting.
- Financial Reports
  - Justin Windholz reviewed the current financial reports. The Board asked that the account coding be changed for the Operational and Reserve accounts.
  - Justin Windholz explained the most recent delinquencies and actions. It was noted that this is included in the report that is sent to the Board each week from Crystal Property Management. The Board also discussed the possibility of hiring an additional vendor to do early morning inspections for parking violations. John Weidler was present at the meeting to explain his early morning drive through procedure. After discussion, a motion was made to hire Mr. Weidler to do inspections of the neighborhood in the early morning at a rate of \$450 per month. The motion was seconded and approved unanimously.
- Old Business
  - Matt Verheul gave an update on the status of the website and specifically the forum section of the site. Matt noted that because of spam, the forum section is in the process of being redesigned.
  - The Board discussed the address numbers location and the need for them to be moved underneath one of the garage lights so that visitors and emergency vehicles could more easily navigate the neighborhood after dark. The Board asked that a letter be sent to all owners explaining the new guideline and informing them that they have until June 1, 2010 to complete the project. John Weidler was present and explained that he would be willing to move the existing address numbers on each home for \$8 per home. The Board asked that this be noted in the letter.
  - Justin Windholz presented bids for the speed bump project that was put on hold in 2009 because it became too late in the season. The Board reviewed and discussed the bids. A motion was made to approve the bid for Gould Construction to complete the project. The motion was seconded and approved unanimously.

- The Board also discussed the crack fill project in Phase I. The Board asked that Crystal Property collect additional bids for the project which will be reviewed in the future.
- Justin Windholz updated the Board on conversations that were had with Garfield County and Town of Carbondale emergency services about the mapping of the Ironbridge neighborhood. Both entities advised that in the event of an emergency the caller needs to identify that they are calling from the Ironbridge neighborhood and give the nearest intersection to where they are located. The Ironbridge neighborhood is new and the nearby Aspen Glen neighborhood has similarly named streets which could cause confusion. The Board asked that this be included in the letter to homeowners.
- Eric Foerster discussed the possibility of placing reflectors at the main Ironbridge entrance. Eric explained there was not a good place to put them and that they are only needed in the winter. He agreed to follow up on this issue next winter.
- New Business
  - Tom Schmidt explained that the Aspen Collection Association (a sub-association of the Master Ironbridge Property Owners Association) is still in the process of considering dissolving their Association. The owners met before this meeting and are reviewing the legal documents necessary to complete the dissolution.
  - Tom Schmidt explained the Wendy Bontempo had been appointed to the IPOA Executive Board occupying the seat that Judith Whitmore vacated in 2009.
  - Eric Foerster advised that the irrigation system is set to be turned on April 12, 2010.
  - Tom Schmidt presented a letter on behalf of the HOA addressed to Garfield County Building and Planning in regards to the bike path and the amendment of the required plat stating that the bike path would be the property of the Association and all maintenance costs would be responsibility of the Association. A motion was made to approve the letter. The motion was seconded and approved unanimously.
  - Eric Foerster presented a bid for the clean-up of the vacant lots in Ironbridge which are owned by the declarant. After discussion it was agreed that the issue would be looked at further in the future.
- Homeowners Forum
  - One owner advised that the drainage pipe which runs underneath Silver Mountain Dr near White Peaks Lane was broken. The Board agreed to look at the pipe and determine if it was broken.
  - Several owners had questions about the violation process. Justin Windholz explained the process. There were concerns that the process was too strict. The Board explained that the intention of the covenant enforcement was to make sure that the properties in the neighborhood are maintained which protects the values of all homes in the neighborhood.
  - Several questions were asked about the irrigation water meters. Over the past year there were several meters which were damaged and had to be replaced. Owners had concerns about the cost of replacing the meters and who would be responsible for paying for them. The Board agreed to look at the issue on a case-by-case basis.
  - Owners questioned the status of the bankruptcy. Tom Schmidt explained that an extension was granted for the reorganization plan of Lehman Brothers. Tom also explained that the golf course will operate as it did last year but that there was no other information in regards to the bankruptcy.

With no further business the meeting was adjourned at 7:15pm

Respectfully,  
Justin Windholz