

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

Board Meeting  
June 24, 2010

Present: Board of Directors:  
Eric Foerster Phil Weir  
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 June 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 5:00pm.
- New Board Member Appointment
  - Tom Schmidt explained that Wendy Bontempo decided to resign from the Board. Phil Weir was appointed to her position. The Board thanked Wendy for her help and welcomed Phil to the Board.
- Financial Reports
  - Justin Windholz reviewed the current financial reports. The Board asked that an adjusting entry be made to the financials to correct an issue pertaining to some 2009 expenses that were paid in 2010.
- Enforcements, Violations and Suspensions
  - Justin Windholz reviewed the most recent violation report which is sent weekly to the Board of Directors.
  - The Board reviewed the various properties which have landscaping violations. It was agreed that all properties with landscaping violations will continue to be fined in accordance with the 2010 fine and fee schedule. The Board asked CPM to ensure that notices were being sent to bank owned properties.
  - The Board discussed the address number placement issue. Previously, the Board asked that all address numbers be moved so under one of the exterior lights so that emergency and service vehicles could identify homes easier. The Board decided that this should be a homeowner responsibility and although it is strongly advised that this be done, no owners will be fined for failing to do so.
  - The Board reviewed the covenant violation notification process. Justin Windholz explained that the procedure presently is in accordance with the Association policies and procedures. Phil Weir commented that the current process costs too much in postage. It was agreed that certified notices will only be sent to repeat violators and tenant occupied units. All other notices will be sent via regular mail and/ or hand posting on the door.

- The Board discussed the parking language found in the covenants. Tom Schmidt explained the history of the subject. After discussion it was agreed that the current policy would remain in place. There is to be no parking on the street from 2am – 5am. There shall only be two cars parked in the driveway of each unit between 2am – 5am. Boats, trailers, RV's, etc are not allowed at the property overnight. Special occasions are defined as ending before 2am. Violators will be fined in accordance with the 2010 fine and fee schedule.
- New Business
  - The Board discussed the recent letter sent to all owners concerning the dissolution of Ironbridge Homes LLC. Tom Schmidt explained that the only claim the POA has pertains to assessments and fines for the two homes Ironbridge Homes owns in the community. Tom also advised that claims from homeowners need to be handled between individual owners and Ironbridge Homes LLC, and that they do not pertain the Property Owners Association.
  - The Board reviewed the new broken water meter policy. After review a motion was made to adopt the broken water meter policy. The motion was seconded and approved unanimously. Owners who have issues with their irrigation meters will be sent the letter by CPM.
  - The Board reviewed a bid to repair a crack in Phase II on Red Bluffs Vista. After review, a motion was made to approve the repair of the crack by filling it with sealant. The motion was seconded and approved unanimously. The crack will then be monitored to see if the problem gets worse.
  - The Board reviewed a request for additional speed bumps in the community. Phil Weir proposed that the Association purchase “Children at Play” signs as well. The Board asked Phil to decide how many speed bumps and children at play signs were needed and where they would be placed. One homeowner asked that future speed bumps be created with a less steep pitch so that cars could go over them without scraping.
- Homeowners Forum
  - One owner asked that notice be sent to a home which is under construction in regards to construction times. Justin Windholz agreed to do so.
  - Owner Jim Vidakovich spoke on behalf of several owners to discuss the settling issues in Phase I near White Peaks Lane. The owners strongly requested the Board to consider purchasing a survey of the area to determine why the settling continues to occur and how to solve the problem. The Board agreed to review the issue.
  - One owner asked that if there was anywhere on-site where RV's, boats, trailers, etc could be stored (as it is a violation of the covenants to have them in driveways). The Board agreed to review the issue.
  - One owner asked if there was anywhere on site to put a large grass park for kids to play. The Board advised that there was no place designated for a large grass park but that it would be looked at.

With no further business the meeting was adjourned at 6:30pm

Respectfully,

Justin Windholz  
Crystal Property Management