

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

Board Meeting
September 20, 2010

Present: Board of Directors:
Eric Foerster Matt Verheul
Tom Schmidt Marianne McGarry
Phil Weir
Lot Owners:
Bridgette Balentine Bill and Jane Poss
Others:
Justin Windholz – Crystal Property Management (CPM)
Karl Hanlon – Karp New Hanlon P.C.

An Ironbridge Property Owner's Association Board of Directors meeting was held at the Ironbridge Recreation Center on September 20, 2010. A quorum of the Board was established.

- Welcome/ Call to Order:
 - The meeting to order at 5:00 pm.
- Financial Reports
 - Justin Windholz reviewed the current financial reports. The Board asked that the reserve account deposit should be reflected on the profit and loss sheet. Justin agreed to make that change.
 - It was noted that the Association has made the annual reserve deposit of \$80,000 for 2010.
- New Business
 - Tom Schmidt reviewed the roles and responsibilities of the different entities that affect the Ironbridge subdivision. LB Rose Ranch is the developer and the declarant. They own the land on the unsold lots. Ironbridge Homes was the home builder. Ironbridge Homes is no longer in existence and does not have an affiliation with LB Rose Ranch. Presently there 3 declarant Board members: Tom Schmidt, Eric Foerster and Marianne McGarry and 2 homeowner Board members: Matt Verhuel and Phil Weir. Once LB Rose Ranch has sold 75% of the total lots they will relinquish control of the Board to the homeowners.
 - Karl Hanlon was present to review the issue of the settling on White Peaks Lane. Karl reviewed the details of what has transpired since the last meeting. It was noted that the Board elected to hire an engineering firm for the Association to monitor the movement of the road to try and determine how extensive the settling problem is. One owner on White Peaks Lane questioned why the Association hired the firm as opposed to LB Rose Ranch. Karl provided the Board with a written explanation of this responsibility which outlines why in his opinion the expense resides with the Association (this letter is attached to these minutes and/ or available at the property management offices). The Board reviewed

the letter and gave Karl approval to send the letter to the owner who had questions about the issue.

- The Board further discussed the company which was hired to monitor the movement of White Peaks Lane. After questions were raised about whose responsibility the costs of the survey were in August 2010, the Board advised the contractor to cease work on the project. Based on the opinion letter provided by Karl Hanlon a motion was made by Matt Verhuel to continue the road survey of White Peaks Lane. The motion was seconded by Phil Weir and approved unanimously. Eric Foerster advised that this work would begin during the third work in October 2010.
 - Karl Hanlon also discussed Board members responsibilities pertaining to issues like these and provided guidance to the Board on how to respond to requests outside Board meetings.
 - Karl Hanlon explained the progress on the potential Aspen Collection Association dissolution and explained the details of the maintenance responsibilities of the roads within the Aspen Collection. After discussion, a motion was made by Matt Verhuel to accept the Aspen Collection roads into the Ironbridge Property Owners Association responsibilities for the purpose of repair and maintenance. The motion was seconded by Phil Weir and was approved unanimously.
 - The Board reviewed the draft 2011 budget for the IPOA. The budget will be mailed to all owners as part of the 2010 Annual Meeting packet.
 - The Board discussed whether or not to contract for the snow to be removed on the bike paths again this season. It was agreed that if it snows between today's date and the Annual Meeting date that the snow would be removed. However, the Board will ask owners present at the Annual Meeting for further input at which time a decision will be made for 2011 snow removal on the bike path.
 - The Board discussed the children playing signs that have been erected throughout the neighborhood. Most comments heard by Board members and Crystal Property Management have been in favor of the signs and the recommendation is that more are needed. Eric Foerster, Phil Weir and Matt Verhuel will meet to decide where the additional signs are placed.
 - The Board discussed reports of settling issues in Phase II. No one present was sure of exact addresses where this had been a problem, but it was agreed that this is a homeowner issue that does not pertain to the Association.
 - Phil Weir suggested that the Association consider allowing cross country skiing on the common areas of Ironbridge as an additional amenity to all owners and the community. Justin Windholz agreed to look into the details of the project for further Board review.
 - The Board discussed a request for parking signs near the mailbox asking that one spot be set aside for mail pick only. There are concerns that during the summer there is inadequate parking near the mailboxes for easy in and out access because of residents using the pool. This issue was tabled for future discussion.
 - Eric Foerster provided photos of dog waste bags being left throughout the property. The Board agreed to look at possible signs placed at the dog bag waste stations advising that waste needs to be disposed of properly and not left on the ground.
 - Eric Foerster reported that an area near lot 181 had been re-engineered to help solve a water drainage problem affecting this home. Additional rock was placed in the area and a berm was built to help mitigate the problem.
- Homeowners Forum
 - One owner was present to discuss covenant enforcement. The owner advised that she would like to see violation letters left at the residence of the violation so that tenants can be made aware of the violation in a more timely matter. The Board agreed to review the request.

- One owner was present to discuss the continuing settling issues at homes in Phase I. He questioned why the Association could not work on the problem on behalf of the owners and if there was any contact info available for owners who may want to join a larger group to help minimize the legal costs incurred. The Board explained that it does not make financial sense to help in the legal process as the settling doesn't affect the Association. Phil Weir agreed to provide the owner with contact info of a resident who may have additional information about the issue.

With no further business the meeting was adjourned at 6:45pm

Respectfully,
Justin Windholz