

**Ironbridge Property Owners Association
Regular Meeting Agenda
June 9, 2009 at 5:00 p.m.
Ironbridge Rec Center
0297 Fox Run Ct
Glenwood Springs, CO 81601**

- I. **CALL TO ORDER** - Tom Schmidt, IPOA PRESIDENT
 - A. Meeting Protocol/Order of Business
 - B. Call to Order
 - C. Previous Meeting Minutes

- II. **FINANCIAL REPORTS** – Crystal Property Management
 - A. Financial Report
 - B. Delinquencies and Actions
 - C. Update on the association’s audit
 - D. Update on the association’s reserve study
 - E. Discuss late fees for LB Rose Ranch LLC on the empty, unsold lots in phase II
 - F. Discuss and approve Leavenworth & Karp bill
 - G. Discuss annual water meter bill and distribution timing

- III. **OLD BUSINESS**
 - A. Review new clarification of signage language from Leavenworth and Karp

- IV. **NEW BUSINESS**
 - A. Discuss HB 1359.
 - B. Discuss and approve of new hire by Crystal Property Management to help enforce covenants and general property tasks
 - C. Discuss amendment to the CC&Rs for allowing two dogs vs. one dog in preparation for a vote at the annual meeting in December.
 - D. Discuss ditch maintenance in phase I and approve work to be done on lot 144.
 - E. Discuss landscaping for lots 66 & 67.

- V. **HOMEOWNERS OPEN FORUM**
 - A. OPEN (maximum of three minutes per homeowner)

- VI. **CLOSING/ADJOURNMENT** - Tom Schmidt
 - A. Adjournment