

Ironbridge Property Owners Association
Meeting Agenda
JANUARY 12, 2006
Ironbridge Sales Center

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

- II. **FROM THE BOARD** – Tom Schmidt, IPOA PRESIDENT
 - A. Action to appoint Matt Verhuel as IPOA VICE PRESIDENT
 - B. Action to appoint Dirk Gosda as IPOA TREASURER
 - C. Action to appoint Eric E. Foerster as IPOA SECRETARY

- III. **COMMUNITY UPDATE** - Dirk Gosda, IPOA TREASURER
 - A. Community Update and Construction
 - B. Land Use Community Update-Eric Foerster, IPOA SECRETARY

- IV. **FORMS & PROCESS** - Eric Foerster, IPOA SECRETARY
 - A. None

- V. **LANDSCAPE COMMITTEE** - Eric Foerster
 - A. Update on letter sent to homeowners in connection with the Colorado Division of Wildlife

- VI. **FINANCIAL REPORTS** – Dirk Gosda, IPOA TREASURER
 - A. Year End 2005 Financials
 - B. 2006 Operating Budget

- VII. **NEW BUSINESS**
 - A. OPEN FORUM

- VIII. **HOMEOWNERS OPEN FORUM**
 - A. NONE

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

IRONBRIDGE PROPERTY OWNER'S ASSOCIATION

1512 Grand Ave., Suite 109
Glenwood Springs, CO 81601
(970) 945-7266

MEETING

January 12, 2006 – 10 a.m.

Ironbridge Sales Center– 410 Ironbridge Drive, Glenwood Springs, CO 81601

PRESENT: Tom Schmidt, President
Eric Foerster, VP/Treasurer
Paul Bombalicky, Ironbridge Homes Controller
Matthew Verheul, DDS, volunteer homeowner board member
Marianne McGarry, Ironbridge Golf Club

PROXY: One

The monthly meeting for the Ironbridge Property Owner's Association was held on January 12, 2006, 10 a.m. at 410 Ironbridge Drive, Glenwood Springs, CO.

1. WELCOME/CALL TO ORDER: Tom Schmidt, IPOA President, gave welcoming remarks and called the meeting to order.
2. INTRODUCTIONS:
Matthew Verheul, DDS, 2006 volunteer homeowner board member
3. Old Business:
 - Parking rules are being enforced. Crystal River Property Management is sending out violations that are reported by residents and/or board members.
4. New Business:
 - Eric-Document Matthew Verheul was appointed Vice-President of the IPOA.
 - Volunteer Board Member responsibilities were discussed. Violations should be reported to Crystal River Property Management for enforcement.
 - Option of converting HOA to Metro District was discussed.

- Eric Foerster motioned to accept Annual Meeting minutes, Matthew Verheul seconded the motion.
- Eric Foerster presented Department of Wildlife Rules and Information to Matthew Verheul for homeowner wildlife compliance. Option was discussed to include a DOW presentation at the annual meeting for the education of homeowners.
- Eric Foerster presented the DRB rules for side/rear yards for approval. It was decided this was a topic for the next DRB meeting.
- Matthew Verheul inquired about upcoming changes relevant to the Club's 2006 season. Tom Schmidt confirmed the pool/fitness facilities would be constructed as scheduled. Junior program that included rules of golf certification was discussed. Members' functioning in a volunteer capacity to assist with facility programs was also discussed.
- Matthew Verheul recommended new members receive an orientation and tour of the course in order to familiarize new members with the "do's and don'ts" specific to Ironbridge. This will be implemented in the 2006 season by the Club.
- Matthew Verheul recommended the Ironbridge web site be updated to reflect the current status of the development/homes/Club.
- Matthew Verheul made the recommendation for the installation of dog clean-up posts along the bike path. Eric Foerster will research options.

With no further business, the meeting was adjourned.

Respectfully submitted,

Marianne McGarry, Ironbridge Golf Club Controller