

IRONBRIDGE PROPERTY OWNER'S ASSOCIATION

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

Board of Director's Meeting  
June 10, 2009  
Ironbridge Recreation Center  
Glenwood Springs, CO 81601

Present: Tom Schmidt – BOD                      Eric Foerster – BOD  
Dirk Gosda – BOD                                Matt Verhuel – BOD  
Judith Whitmore – BOD                        Phil Weir – Resident  
Kit Peixotto – Resident                        Dan Johnson – Resident  
Lynn Kleager – Resident                       David and Mary Nelson – Residents  
Clem Michel – Resident                        Mike and Deborah Marienthal – Residents  
Justin Windholz- CPM                           James Woelke – Ironbridge Homes

A Board of Director's meeting for Ironbridge Property Owner's Association was held at the Ironbridge Recreation Center on June 10, 2009. The meeting was called to order at 5:00pm. A quorum of the Board was established.

1. Call To Order

- a. Tom Schmidt called the meeting to order at 6:00pm and welcomed everyone. The meeting minutes from the April 14, 2009 Board Meeting were reviewed. A motion was made to approve the meeting minutes. The motion was seconded and approved unanimously.

2. Financial Reports

- a. Justin Windholz from Crystal Property Management reviewed the Association's financial reports. A motion was made to approve the financial reports. The motion was seconded and approved unanimously. Justin reported that there are several delinquencies which the Board has previously been made aware of.
- b. Justin reported that the Association's audit and reserve study have been contracted and the work is scheduled to be completed within the next several weeks.
- c. The Board discussed the LB Rose Ranch late fees that were charged by the Association for payments of dues that were received late due to the LB Rose Bankruptcy. After discussion, a motion was made to remove the late charges in accordance with the Board policy to remove late charges one time for customers. The motion was seconded and approved unanimously.
- d. The Board discussed a legal bill that was received for services in relation to the LB Rose Ranch bankruptcy from the Leavenworth and Karp Law Firm. It was noted that the Board is trying not to incur

exorbitant legal fees from more than one company in regards to the LB Rose Ranch bankruptcy. At the last Board meeting, the Board authorized the hiring of a bankruptcy attorney, Duncan Barber, to review the potential impact to the Association. Previous to this meeting, several of the Board members met with the Duncan Barber law firm to discuss the relevant issues. They reported that the meeting was productive and that not much work would be done by Duncan Barber until something happened with the bankruptcy, at which point they would notify the Board with further recommendations. After further discussion, a motion was made to approve the Leavenworth and Karp legal bills. The motion was seconded and approved unanimously. The Board asked Crystal Property to report back in regards to the budget vs. actual specifically in regards to the legal fees line item. This will be completed once a bill is received from the Duncan Barber law firm.

- e. The Board asked Crystal Property to invoice all the owners for the second annual water meter payment. This will be the second out five water payments. The payment will be due by September 1, 2009. Failure to pay the water meter payment will result in fines.

### 3. Old Business

- a. The Board reviewed the Association's policy in regards to for rent / for sale signs. Karl Hanlon from Leavenworth and Karp provided a written statement for the Board to review. One homeowner was present to ask the Board to reconsider the policy because there are still declarant signs at the property and he believed it was unfair. After discussion, it was decided that the policy would remain in effect and Ironbridge Homes and LB Rose Ranch would remove their signs as well so that there are no signs.

### 4. New Business

- a. The Board briefly discussed new state legislation in regards to homeowner associations. The Association already has implemented several things that address the requirements. The Board agreed to implement written policies that address each individual item of the bill.
- b. The Board discussed hiring a new vendor to pick up trash around the property as well as help enforce covenant violations. Justin reported that Crystal Property has additional staff which would be able to do the work. A motion was made to approve 2 hours of work done twice per week to fill this need. The motion was seconded and approved unanimously.
- c. The Board discussed the possibility of amended the covenants in regards to the two dog limit. The original rule was set in place by Garfield County. The Board asked Crystal Property to see what the County rule was in regards to the number of dogs permitted at the

property. After discussion, the Board asked that Crystal Property send out notices to all owners asking for their input.

- d. The Board discussed the ditch maintenance in Phase I. Prior to the meeting, several Board members attempted to investigate the condition of the ditches and culverts. However, the weather was bad and a full inspection was not done. The Board agreed to walk around and inspect the ditches before the next meeting. Eric also agreed to contact an excavation company to provide a bid to do regular maintenance on the ditches.
- e. Dirk asked the Board if they would extend the deadline for the landscaping at lots 66 and 67. After discussion it was decided that no exceptions were given to the other owners and if the landscaping was not done that there would be fines assessed to their accounts.
- f. The Board discussed purchasing a bulletin board to be placed at the mailboxes. Justin felt that one could be purchased for approximately \$200. A motion was made to approve the purchase of a bulletin board. The motion was seconded and approved. Justin noted that if the price looked like it would be higher that he would report back to the Board.

#### 5. Homeowners Open Forum

- a. One owner asked about the future of the landscaping in the round-a-bout. Eric advised that it wasn't scheduled to be done until Phase III was started and he also felt that if landscaping was installed that it would be damaged by construction vehicles. Judith noted that she has a contact who may consider doing the project for free or for a very low price because he was a new resident in the neighborhood. The Board asked Judith to report back to the Board with a design and a bid. The Board would then make a decision.
- b. Eric reported that there have been people walking dogs on the golf course. Several other owners reported that they have seen the same. It was noted that WALKING DOGS ON THE GOLF COURSE IS NEVER ALLOWED. Eric agreed to look at signs explaining this policy. The Board asked Crystal Property to compose a letter to all owners reiterating this. In addition to the notice about dogs on the course the Board asked to include notices about the Associations website ([www.ironbridgepoa.com](http://www.ironbridgepoa.com)), the need to keep up on lawn maintenance, asking owners to move their address number below one of the lights on the garage so that addresses are easier to find at night, and that the Associations rules and regulations be included.
- c. Several questions were asked about covenant violations around the neighborhood. Justin explained that Crystal Property, and the Board are consistently driving around the neighborhood and noting violations. Letters are sent out every week to violators and a tracking / follow up system is in place to keep track of it all with the Board and Crystal Property.

- d. One owner asked questions about watering. One owner suggested that there are several properties which water their homes too much especially given the abnormal amount of rain that's occurred this year. A suggestion was made that a bid be obtained to install rain sensors on all homes. James Woelke volunteered to contact a landscaper to get a bid for the Board to review at a future meeting to install rain sensors.

With no further business the meeting was adjourned at 6:41pm

Respectfully,

Justin Windholz