

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

BOARD MEETING

April 17, 2008 4:00p.m.

Ironbridge Recreation Center – 0297 Fox Run Ct, Glenwood Springs, CO 81601

PRESENT: Board of Directors:  
Tom Schmidt- President Matt Verheul- Co-Vice President  
Eric Foerster- Secretary Dirk Gosda- Treasurer  
Lot Owners:  
Cheryl Pitout Mark and Clara Simpson  
Terri Harrington Susan Frazier/ Martin Finkelstein  
Others:  
Justin Windholz- Crystal Property Management (CPM)  
David Joseph- LB Rose Ranch, LLC  
Karl Hanlon- Leavenworth and Karp Law Office  
Shane Bragg- 811 River Bend Way

A Board meeting for the Ironbridge Property Owner's Association was held on April 17, 2008 at 4:00pm at 0297 Fox Run Ct, Glenwood Springs, CO 81601.

1- Call to Order

- a. The meeting was called to order at 4:00pm. The previous meeting minutes from January 16, 2008 were reviewed. A motion was made to approve the previous minutes with no corrections. The motion was seconded and approved unanimously.

2- Financials

- a. The current financial reports were presented by Crystal Property. The Board had questions on why the interest income was taxed. Justin agreed to pose the question to the Association's CPA.
- b. The Association's delinquent accounts were reviewed. The Board would like more research to be done on the owners who are unable to be contacted. The Board also requested Crystal Property to send a letter to the delinquent owners advising them they are not allowed to use the common areas and clubhouse facilities.

3- Design Review

- a. Eric informed the Board of the water meter project status. Currently there are 24 meters which have been installed. The project is expected to be completely done by July 2008. The Board reviewed a letter that is to be sent to all owners explaining the details of the project. Some corrections were made. A motion was made to approve the letter with the corrections. The motion was seconded and approved unanimously. Eric made a suggestion to have the irrigation system winterized by one company so

that damage is not done to the meters. The Board will look into this request further.

- b. Eric informed the Board of road damage on White Peaks Lane. The Board would like bids to be obtained to seal the cracks. A motion was made to approve \$4,000 for this project. The motion was seconded and approved unanimously.
- c. Eric also reminded the Board of the 30 day extension given to new landscape installations. New landscaping installations need to be completed by July 1, 2008.

#### 4- New Business

- a. The Board reviewed a draft of a Policies and Procedures document addressing the requirements of Senate Bills 89 and 100. A motion was made to approve the document subject to substantive review. The motion was seconded and approved unanimously.
- b. Some owners had concerns about vehicles speeding in the neighborhood. The Board agreed to look at the costs of hiring someone to do speed enforcement.
- c. The policy concerning signs in the neighborhood was discussed. Currently the Association only allows declarant signs to be placed throughout the property. Some owners thought the policy was unfair and should be revisited.
- d. Several owners were present to discuss the fines they incurred for dog related offenses. Karl explained the history and legalities related to this issue. The Board explained that because of recent issues that they have to enforce the covenants to the fullest extent in regards to dog issues. The Board did agree to waive the fines of the owners who attended the meeting.
  - i. One owner suggested that a dog park be placed in the neighborhood. The Board discussed the idea and decided that they would not undertake this idea because of previous failures with dog parks in other communities and a lack of space in Ironbridge.
  - ii. One owner suggested that more dog bag stations and trash cans be placed in the neighborhood. The Board agreed to look at the number of stations and increase them if needed. They decided that trash cans will not be placed in the neighborhood because of the mess that they bring.
  - iii. The Board also agreed to send notices to owners and tenants concerning the dog issues. Previously notices were only being sent to owners.

With no further business, the meeting was adjourned at 6:00pm.

Respectfully,

Justin Windholz