

**Ironbridge POA
Board Meeting 9/13/2011
Meeting Minutes**

In attendance: Tom Schmidt, Marianne McGarry, Eric Foerster, Phil Weir, Matt Verhuel, Jeff Chapman from The Fleisher Company and Jeff Conklin from KarpNeuHanlon Law Firm.

Meeting started at 5:05 PM

Jeff Chapman presented the financial reports:

Current balance in Operating Account as of September 13, 2011 is \$82,328.93.

Current Balance in Reserve Accounts as of September 13, 2011 is \$368,757.00

The Fleisher Company continues to make headway with collections. As of today there is a total of \$120,230.42 in past due accounts. Of that amount \$58,432.98 is more than 90 days past due; \$6,351.97 is 60 – 90 days past due; \$16316.80 is 30 – 60 days past due and the remainder is less than 30 days past due.

The Association is on target to meet its Reserve Account balance of \$421,213 at year end.

The Collection Policy was given a final review and adopted by the Board of Directors. This will be posted on the website.

Jeff Chapman presented information about Hindman/Sanchez who is a law firm specializing in HOA Law. They have been very successful with collections of HOA dues. Phil Weir made a motion to retain Hindman/Sanchez. The motion was seconded by Matt Verhuel. The Board of Directors has agreed to retain their services for collection on past due accounts. Tom will sign the retainer and get that to Jeff. Collections on past due accounts are to begin as soon as possible.

Jeff presented a copy of the "For Sale" signs that are being used at other associations. The copy is not adequate to make a decision on the sign and Jeff is to obtain better samples for the Board's review. The Board did agree to allow "For Sale" signs pending the approval of a specific sign. For Sale signs will be allowed if they follow the guidelines set by the Design Review Committee for size and placement location.

Jeff Chapman presented information about the new Vehicle Registration Policy. Phil Weir made a motion to accept the policy. It was seconded by Matt Verhuel. The Board voted on and adopted the new policy. All resident vehicles must be registered. Jeff will send out registration forms and an explanation letter in the next dues statement. IPOA residents will have 30 days to respond and will be issued a "parking sticker" that must be displayed at all times.

Eric presented the new Fishing/River Access Policy which will allow only IPOA Residents and their accompanied guests to fish on IPOA waters. All residents and their accompanied guests must display a IPOA Fishing badge while fishing. Phil Weir made a motion to adopt this new policy. It was seconded by Matt Verhuel and the Board voted on and adopted the new policy. A copy of the policy will be up on the website. As part of the River Access policy the Association will look into maintaining access trails to the river.

Copies of all the new policies are to be sent to Jeff Conklin for review.

The Crack Filling Contract for Phase 2 has been approved and work will begin soon. The total cost is \$21,058. Payment terms are as follows: 25% Non-refundable deposit to be sent ASAP; 70% upon completion and a 5% retainer for 1 year to assure that material and workmanship stand up to term of the contract. There will be 3 inspections during the process. Completion is expected no later than 10/31/2011.

It was brought to the attention of the Board that there is a manhole cover near Lot 161 that may need some work done on it as it is sticking up.

Jolie Lofstad (current IPOA bankruptcy attorney) gave the Board notice that she is no longer able to provide services in a cost effective manner and recommended the Board retain Crowell/Morning Attorney at Law. Matt Verhuel made a motion to retain Crowell/Morning and keep Karp.Nue.Hanlon on as an adviser. Phil Weir seconded the motion. The Board voted on this matter and agreed to retain Crowell/Morning Attorney to assist with the Bankruptcy proceedings to assure that IPOA is kept informed and protected during the process. In addition Karp.Nue.Hanlon Attorneys at Law will also provide guidance during the process.

The report from the most recent White Peaks Soil report has been posted on the website. This is data only at this time. There is one more report due later this year and then an engineering firm will be hired to interpret the data and present a report to the Association.

The petition from the homeowners on White Peaks was discussed and it was determined that there is not sufficient direction from the owners to act on it. Jeff is to provide a copy of the petition to the Board and Jeff Conklin for review.

The Board discussed the definition of "vehicle" due to the recent issues with one of the owners. It was determined that the Association may have stricter definitions than the State but not less as long as they do not conflict with State. Motor Scooters, as defined by the Association's Declarations of Covenants, Conditions, Restrictions and Easements, Section 8, Paragraph c; Motorized Vehicles – are not allowed to be stored on or in an owner's driveway.

The Board agreed to allow above ground trampolines. Owners must still get prior approval from the Design Review Board.

The subject of sending email dues statements was brought up. Jeff Chapman to look into that.

The Annual Meeting date has been set for Tuesday, November 15th at 5:00 PM

Jeff Chapman is to have the preliminary Budget and Meeting packet to the Board by Sept 29th.

Meeting Adjourned.

Respectfully submitted by Jeff Chapman, The Fleisher Company.