

**IRONBRIDGE PROPERTY OWNERS ASSOCIATION
HOMEOWNER'S ASSOCIATION MEETING
Monday, December 9, 2013 AT 6:00 P.M.
Ironbridge Maintenance Facility
1007 Westbank Rd.**

AGENDA

- I. Call to Order**
- II. Financial Report**
- III. Presentation of 2014 Budget**
- IV. New Business**
 - a. Collection Policy – required by new legislation**
 - b. Neighborhood Speed discussion**
 - c. Communication**
 - d. Design Review**
 - e. Rules Review – parking, lighting, pets**
 - f. Annual review - No Trespassing – River Lots 63-69**
- V. Blue Heron Properties**
 - a. Development Update**
- VI. Election of Board Member**
- VII. Other issues brought before the members**
- VIII. Adjournment**

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Minutes

Call to Order – Bob Johnson of the Fleisher Company called the meeting to order.

Financial Report – Bob gave the financial report noting as of November 30, 2013 there was \$137978 in the operating account \$529634 in the reserves and YTD \$112751 income over expense. The outlook for year end is to have income over expenses which will be added to the reserves.

2014 Budget presentation – Bob presented the Board approved budget to the membership. Bob explained the assessment billing for the coming year would have three line items: HOA Operating Assessment, HOA Reserve Assessment, and Club Assessment. The budget had no change to the HOA Operating Assessment or HOA Reserve for the year. The Club Assessment will increase by \$25 effective April 2014. It was noted current Reserves are on pace with the Reserve Study schedule. As of 2015 the study reflects \$115707 being assessed for the Reserve account. To get to that level there may need to be an increase to the HOA Reserve Assessment. 2014 year end will determine what level of increase will be needed to fund the Reserves per the schedule.

New Business

Collection Policy – Effective January 1, 2014 a new Collection Policy will be in effect to comply with Colorado Law. The policy will be sent to the membership and posted on the website.

Neighborhood Speed – It was discussed that speed throughout the neighborhood has been frequently noticed as being too fast. It was asked that the membership take note of speeds and slow down when driving throughout the neighborhood.

Communication – Bob asked the membership to please keep him informed of email address changes so communication lists can remain current.

Design Review – The Design Review Committee will be reviewing the documents and expanding. The Committee will be meeting and preparing for new submittals coming before them.

Rules Review – It was review the most common rule violations are parking, lighting, and pets. Please note no parking on the streets between

2am and 5am, no more than 2 cars are allowed in the driveway overnight, lighting on the front of the home is replaced by the Association to comply with the Ironbridge PUD since there are no street lights, pets must be on a leash when walking through the neighborhood. Please review the Rules and Regulations for details.

River Lots 63-69 – it was noted there is no trespassing on Lots 63-69 at any time to gain river access. This is an annual reminder per the Ironbridge agreement.

Blue Heron Properties

Development Update – Golf, Tom Lehman has involvement with the course redesign. 14 holes will be worked on with the intent of making play friendlier. Sod will be installed in the spring and open for play in April. Workout, the facility will open December 16. A new key system will be implemented, contact the Clubhouse for your new key. Community Center, currently under development planned opening in the spring, menu to be determined and character still being considered. A survey will go out to the membership for input. Development, a builder is soon to be chosen and the new homes will provide good value and represent a broad market of homes. Brokers and a marketing company should be determined in the near future.

Election of Board Member – Abby Matthias was elected to the Board. Current terms: Expire December 2014 – Matt Verheul, Sheila Poulsen. Expire December 2015 – Phil Weir, Abby Matthias, Rick Moore.

There was some discussion of considering increasing the Board to 7 members. A Special Meeting for this purpose to determine if the membership should consider a larger Board will be determined.

Adjournment – 7:30