

**Iron Horse Homeowners Association  
Board of Directors Meeting Minutes  
May 9, 2018**

**Present:** A quorum was obtained with Andy Moshier, Tom Quinn and David Brandt in attendance, Greg Lovasz and Jeff Bayer attended by telephone conference. Also present, Mindy Gutierrez, Community Manager.

**Call to Order:** President Andy Moshier called the regular meeting of the Iron Horse Homeowners Association to order at 9:00 a.m. at the Iron Horse Administrative Office conference room.

**Approve Minutes:** The minutes from the March 8, 2018 Regular Board Meeting were approved as submitted.

### **Management Report**

The Management Report, Action List, Sales Report and DRC Minutes were reviewed and approved for file. The Emergency Preparedness Plan was approved to be distributed to homeowners by their caretakers. The Design Guidelines are being updated now by the Design Review Committee and will then be sent to this Board for their review and input.

### **Financial**

The April 2018 financial statement and variances were reviewed and approved for file.

**Collections:** Liens are in place for lots 144, 211, 212, 612 and 252, liens for lots 144, 211 and 212 will be refreshed now. The payment plans for lots 169 and 176 are being honored. The owner of lot 176 has requested a new payment plan that will pay off the outstanding dues by the end of 2018. This new plan was approved. The existing lien on lot 176 for the prior owner was approved to be released.

**Water Usage:** Water usage for the past six years was reviewed. The water readings for 2017 indicate that the Cabins are using substantially more water than in prior years. This will be monitored closely for 2018, the Cabins pay a flat fee to the HOA for their water usage. The owner of lot 66 has requested the association to share in his costs to increase his water pressure by tying his water system into the water line above his home. The Board asked for a bid for extra water stub outs at this upper water line in case other lots experience the same problem. The association attorney will be asked if the association would set a precedent if they contributed financially to this project.

### **Old Business**

1. **Post Office Box Expansion and Cover:** A motion was made, seconded and passed to approve Big Mountain Build as the contractor to install the Post Office cover. The approved plan is too large for the space. The architect will be asked to reduce the length from 48' to 42', and reduce the cover size from 10' to 8'. David Brandt will ask Ron Nash for the new plans.
2. **Bids to Screen Utility Boxes:** Fast Signs bid to screen the utility boxes with vinyl is \$623 per box, Clean Slate bid is \$647 per box. The material used by Clean Slate has been tested and approved

by the utility companies. A motion was made, seconded and passed to approve Clean Slate to screen up to 7 utility boxes this summer. A highly visible location will be selected.

3. Schedule for Asphalt Work: Trail repairs should be completed by May 24. Chip seal and overlay are scheduled for June but will be done earlier, weather permitting.

**New Business:**

4. Annual Meeting Procedures and Timeline: The Board approved using a ballot instead of a proxy for this year. The Association attorney has approved this and provided the appropriate language so the ballots can be used to obtain a quorum. There is one position up for election this year, David Brandt's term of office will expire. The proposed time line for the distribution of nomination forms and Annual Meeting materials was approved. Inspector of Elections were discussed, Club employees will be asked to serve.
5. Guardrail Installation Report: The areas remaining to be replaced were reviewed. Rothermel believes they will be able to get the rest of the guardrails replaced by the end of this year.
6. Alert Security Job Specification: The specification was approved as submitted. Mindy will check with Alert Security to see what other Associations they service.
7. Spring Updates: The Spring Updates were approved with some changes. They will be distributed by email on May 15<sup>th</sup> with the Golf Cart Registration Form and Requests for Board Nominations.
8. Lot 229 Variance: The realtor for Fish Camp lot 229 has requested a variance on behalf of the owner selling the home. The request is to move the building envelope to accommodate a 2<sup>nd</sup> garage. The new garage would be partially in and partially outside the new building envelope. The Design Review Committee approved this in concept, no drawings have been submitted, the plans would need to be sent to the adjacent neighbors for their input. The Board of Directors agreed with the DRC recommendation, plans must be submitted and approved by the DRC. The plans would then be sent to owners within 150' of the home for their input. The Board of Directors will be informed of all variances submitted.

**Next Meeting Date:** The next meeting will be the Annual Meeting on July 20, 2018 at 4:00 p.m.

**Adjourn:** There being no other business, a motion was made, seconded and unanimously approved to adjourn the meeting at 10:43 a.m.

  
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Andy Moshier, President

  
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Date