

**Iron Horse Homeowners Association
Board of Directors Meeting Minutes
September 21, 2018**

Present: A quorum was obtained with Andy Moshier, David Brandt and Jeff Beyer in attendance, Greg Lovasz 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 Clubhouse Board Room.

Approve Minutes: The minutes from the May 9, 2018 Regular Board Meeting and July 20, 2018 Organizational Meeting were approved as submitted. The minutes from the July 20, 2018 Annual Meeting were approved by the Board. They will be approved by the membership at the 2019 Annual Meeting.

Management Report

The Management Report, Action List, Sales Report and DRC Minutes were reviewed and approved for file. The Parade of Homes was discussed. The Board is in favor of continuing to allow Iron Horse homes to be included in the Parade of Homes provided Iron Horse Security personnel monitor the parking, signs are not permitted, and a map should be provided showing the location of the home(s). Five irrigation water meters need to be replaced, two homes have not had irrigation meter readings for years. Mindy was directed to bill the owners who have not been billed with an estimated number from prior years. The meters will be replaced when received. The water usage reports are not accurate, as a result, the "Unaccounted For" water is not correct.

Financial

The August 2018 financial statement and variances were reviewed and approved for file. Bills have not been received for the Design Review Fees, they will be accrued for this year.

Collections: Payments were made and liens released for lots 144, 211, 212 and 612. Lot 252 remains in lien. The payment plans for lots 169 and 176 are being honored.

Old Business

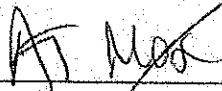
1. Post Office Box Expansion and Cover: The work is scheduled to begin on September 24th.
2. Pipeline Marketing Services Ratification: A motion was made, seconded and passed to ratify the Board of Director approval in August to provide a 20% participation in the cost of the Pipeline Marketing proposal approved by the Iron Horse Golf Club.
3. Plans for Well Cover and Garage for Generator: Ron Nash is working on Construction Drawings, the work will be scheduled for 2019.

New Business:

4. Draft Budget Review: A motion was made, seconded and passed to approve the proposed budget and capital expenditures for 2019, the assessment will remain at \$2,500 per lot per year. Security was increased to obtain and keep qualified personnel, the Uncollectible Assessments line item will be modified.
5. Bids for Overlay and Chip Seal: A motion was made, seconded and passed to approve Schellinger Construction estimate for 2019 to overlay Prairie Smoke, Arrowhead and the Lookout Lane Extension for a cost not to exceed \$309,675. A motion was made seconded and passed to approve Pavement Maintenance Solutions to chip seal Bitterroot, Lookout Lane, Upper Huckleberry, Sugarbowl and Larkspur in 2019 for a cost not to exceed \$65,000. The Lookout Lane Extension will be reviewed in Spring, chip seal may be more appropriate than overlay. The vendors will make recommendations to the board.
6. Surge Protection Proposal: Mark Munsinger provided a bid for surge protection equipment for the wells and Fish Camp Booster station. The cost is \$1,372 per location. The Board approved installing one now at Well #3 since that equipment has failed twice in the past two years. No other equipment has been affected by power surges. Mark will be asked if he thinks the price is appropriate and if he believes all wells will ever go out at once. This will be reviewed again at the November meeting.
7. Bear Proof Cans: North Valley Refuse can provide a bear proof trash can for owners who want one for a one time cost of \$54.67, the monthly cost for pick up is an additional \$10.28. This will be included in the next email blast to owners.
8. Removal of Dead Trees on Undeveloped Lots: Mindy was asked to send a form letter to owners that have dead trees on their undeveloped lots. The owners will be asked to remove the trees for the safety of the neighborhood.
9. Weed Control Changes: The current vendor, CS Weed, is using an older type chemical that has residual qualities, kills new grass and damages grass in a drought. This chemical is no longer used by Flathead County Weed District, CS Weed is not willing to change products. A bid has been received from Eco Smart for weed control with newer more eco friendly products recommended by the Montana Department of Agriculture and Flathead County Weed District. The cost is less with the new vendor. A motion was made, seconded and passed to approve Eco Smart as the new Association vendor.

Next Meeting Date: The next meeting will be November 14, 2018 at 9:00 a.m.

Adjourn: There being no other business, a motion was made, seconded and unanimously approved to adjourn the meeting at 10:31 a.m.



Andy Moshier, President

11/16/18

Date