

**Iron Horse Homeowners Association
Board of Directors Meeting Minutes
April 17, 2019**

Present: A quorum was obtained with Tom Quinn and David Brandt attending in person; Andy Moshier, 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.

Approve Minutes: The minutes from the February 20, 2019 Regular Board Meeting were approved as submitted.

Management Report

The Management Report, Security Report, Sales Report and DRC updates were reviewed and approved for file. The following policy was adopted for the distribution of reports from Alert Security: The Community Manager will read the weekly reports, security will provide daily reports if requested. If there is a pattern or concern, the manager will report it to the Board of Directors and attach a copy of the security report if needed. If a request is received from a property owner to review a security report, the owner may come to the office to review the report. No reports will be sent out electronically to property owners.

Discussion was held on the DRC minutes dated 4-4-19. The owner of lot 80 has asked to install the plants and trees approved for installation in 2018, this request was approved. The grass shown on the approved plan can be installed provided all grass outside the Building Envelope is the Iron Horse Seed Mix.

Financial

The March 2019 financial statement, variances and accounts receivable report were approved for file.

Old Business


1. **Draft Rules and Regulations:** A motion was made, seconded and passed to approve the proposed Rules and Regulations with the addition of Rule #12. The Rules will be distributed to the membership in May.
2. **Construction Hours:** The current Construction Hours are 7:30 a.m. to 6:30 p.m. Monday through Saturday. These hours will remain in place for the 2019 year.
3. **Ratify Street Sweeping Bid:** A motion was made, seconded and passed to ratify the approval of the Trippel Seasons bid for street sweeping. The work began last week and is being finished this week. They are doing a great job.

New Business:

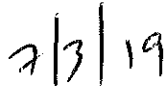
4. Annual Meeting Discussion: Tom Quinn and Greg Lovasz terms of office are up this year. Both board members agreed to run again. A Board of Director Nomination Letter and Form will be sent to all property owners on May 15th. Inspectors of Election to count ballots and certify the elections results will be solicited at this time.
5. Review Expected Reserve Expenses for 2019 and 2020: The proposed Reserve Budget for 2019 and 2020 has been changed based on the water expenses approved for this year. 2019 now includes the software and computer for the irrigation reading system and for the installation of the 93 new meters approved at the last Board meeting. The Capital Improvement Plan from engineers Morrison and Mairele was used to estimate costs for 2020. The Association engineer, Mark Munsinger, reviewed each line item and made recommendations.
6. SB 300: the Montana House Judiciary is considering a bill that will change the way rules apply to community associations. If passed, only rules that are in effect when the owner purchased the lot would be enforceable. This would create many problems for Association enforcement of rules. A letter from Iron Horse opposing SB 300 was sent to the 20 members of the House Judiciary Committee on March 12, 2019.
7. Landscape Architect Fee Increase: Design Review Committee member Bruce Boody has increased his rates to \$120 an hour as of February 19, 2019. The rate increase is acceptable to the Board.

Next Meeting Date: A Regular Board Meeting will be held at 9:00 a.m. on June 19, 2019.

Adjourn: There being no other business, a motion was made, seconded and unanimously approved to adjourn the meeting at 9:40 a.m.



Andy Moshier, President



Date