

**Iron Horse Homeowners Association  
Annual Meeting Minutes  
July 20, 2018**

**Present:** Board of Directors: Andy Moshier, David Brandt, Tom Quinn, Greg Lovasz and Jeff Bayer  
Owners as shown on the Sign In Sheet  
Ali Ulwelling, Department of Natural Resources and Conservation, Speaker  
Mindy Gutierrez, Community Manager

**Call to Order and Proof of Quorum:** President, Andy Moshier called the Annual Meeting to Order in the Iron Horse Golf Clubhouse at 4:00 p.m. on July 20, 2018. Mindy Gutierrez reported that a quorum was present in person and by proxy. The business of the meeting may be conducted.

**Welcome and Introductions:** The Board of Directors was introduced: Andy Moshier, David Brandt, Tom Quinn, Greg Lovasz and Jeff Bayer are the current Board of Directors. Everyone present was welcomed and thanked for attending.

**Election of Director:** David Brandt's term of office has expired. He agreed to be placed on the ballot and was elected in for a three year term of office.

**Financial Report:** A Financial Report for the Homeowners Association was distributed and reviewed. The report showed Actual Expenses for the 2016 and 2017 years along with the 2018 Forecasted figures. The Association had an independent 3<sup>rd</sup> party firm complete a Reserve Study for the Association in 2017. An engineering firm completed a review of the Association water system for Capital Improvements in 2017. The Association will overlay and chip seal roads to get all roads in the condition recommended by the Reserve Study. The Association will continue to set funds aside for road maintenance and other association assets.

**President's Report:** A list of accomplishments for 2017 and 2018 was distributed to all present and reviewed by Andy Moshier. An Emergency Preparedness plan was adopted by the Board, has been distributed to owners and is available at this meeting. Iron Horse HOA has asked the City of Whitefish to install a satellite Fire Station in the northern section of Whitefish close to Iron Horse. The City is in the beginning stages of strategic planning for the fire department and they will be sure the Association's request is part of that discussion. Flathead Electric has not approved the use of the vinyl covers on their utility boxes, the Association will explore other ways to screen utility boxes. Election procedures have been adopted by the Board of Directors, a ballot is being used to replace the proxy.

**Fire Safety:** Ali Ulwelling of the Department of Natural Resources and Conservation reported on her observations of the Iron Horse community. She is a fire fighter and completes fire education for communities in this region. She stated that fire fighters look at fuels, weather

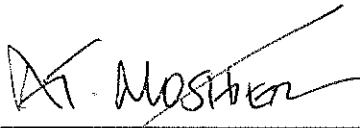
and topography to make decisions on appropriate procedures. Some of the homes positioned on the higher elevation south to southwest facing slopes should increase their defensible space as defined in the Iron Horse Design Guidelines. Ali met with the City of Whitefish Fire Chief, Joe Page, who was instrumental in the development of the Iron Horse Emergency Preparedness plan. Ali asked homeowners to review their homes and undeveloped lots every year for fuels reduction as needed. Address markers should be visible for emergency responders in summer and winter months. She asked that homeowners take responsibility for their own property, developed or undeveloped, to reduce fire danger. Neighboring properties are completing forest management efforts now so that will increase safety in Iron Horse.

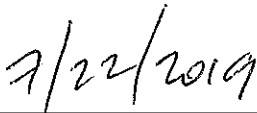
**General Discussion:**

The Board of Directors was thanked for all their work this past year on Association issues.

Owners present asked if the Association could use the Club golf cart forms to obtain insurance information on their golf carts. Discussion was held on homeowner interactions with Alert Security personnel.

**Adjourn:** There being no other business, a motion was made, seconded and unanimously approved to adjourn the meeting at 4:57 p.m.

  
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Andy Moshier, President

  
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Date