

**Iron Horse Homeowners Association
Board of Directors Meeting Minutes
June 26, 2019**

Present: A quorum was obtained with Andy Moshier, Tom Quinn, David Brandt, Greg Lovasz and Jeff Bayer attending. 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 April 17, 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. Discussion was held on a homeowner application to the DRC for Everlog Systems. The Design Review Committee will complete research on this product and make recommendations to the Board of Directors. Management was directed to obtain a bid on leak detection for the irrigation water system. It was noted that Security will not be moving trash cans for owners, it is outside their approved scope of work.

Financial

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

Old Business

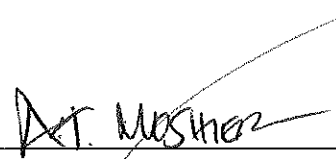
1. Landscape Plan for Post Office Box area: The landscape plan completed by Patrick Thomas and approved by the Design Review Committee was approved for installation behind the post office boxes.
2. Appoint Inspectors of Election: Greg Lovasz, Shields Ferber and Randy Phillips are on the Annual Meeting ballot for the two open positions on the Board. Tom Quinn did not want to run again. The Board appointed Linda Cornutt, Blanche Puffer and Carol Atkinson to serve as Inspectors of Election. The Inspectors will attend the Annual Meeting on July 19th, collect ballots, tabulate the votes and certify with their signature that the election was conducted fairly and the results are accurate.
3. Discuss Vendor to remove snow from Fire Hydrants and Two Cul-de-Sacs (Larkspur and Yampah): A motion was made, seconded and passed to approve Trippel Seasons to remove snow from the fire hydrants and two cul-de-sacs this upcoming winter. These areas are too small for Brock Wilson's truck to negotiate.

New Business:

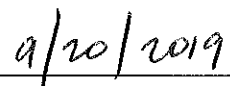
4. Security Meeting 4-25-19: The notes from a Security Meeting held on April 25, 2019 were reviewed. A motion was made, seconded and passed to allow property owners to attach an Addendum or a Statement to the existing Security Reports if they would like to do so. Reports from Alert Security were not approved to be altered. The approved policy for Distribution of Security Reports was reviewed. The Board approved an addition to item #3, it will now read: "If owners request a Security Report, they may come to the office and review it. Security Reports will not be sent electronically to property owners or distributed in any other way."
5. Habitat for Humanity Request: Habitat for Humanity accepts donations of furniture, appliances, tools, cabinets, art and other supplies. They would like to have one specific Iron Horse day selected so owners can set out donation items for them to pick up. The Board approved discussion on this at the Annual Meeting, the notes from the Annual Meeting will state the date selected. Items can then be left by the porch or in front of the garage. The items were not approved to be left on the street.
6. Proposed Addition to Rules and Regulations: The owner of lot 62 requested that Port-O-Lets be prohibited from front yards during the winter months when no construction is commencing. Mindy will check the Construction Guidelines and CC&R's to determine what is permitted.

Next Meeting Date: The next meeting will be the Annual Meeting, July 19, 2019 at 4:00 p.m..

Adjourn: There being no other business, a motion was made, seconded and unanimously approved to adjourn the meeting at 10:12 a.m.



Andy Moshier, President



Date