

**Iron Horse Homeowners Association  
Annual Homeowners Association Meeting Minutes  
July 21, 2022**

**Present:** Board of Directors: Andy Moshier, Dave Brandt, Randy Phillips, Scott Sanderude, Greg Lovasz. Nancy Nicoll, Community Manager, was also present.

**Call to Order:** President Andy Moshier called the Annual Meeting of the Iron Horse Homeowners Association to order at 4:05 p.m. on July 21, 2022. A quorum was present with ballots received prior to this meeting. The business of the meeting may be conducted.

**Welcome Introductions:**

The Board of Directors was introduced; Andy Moshier, David Brant, Randy Phillips, Scott Sanderude, Greg Lovasz, and HOA Community Manager, Nancy Nicoll. The inspectors of the Election are Carol Atkinson and Marci Mercer, the Inspectors tabulate the votes.

**Financial Report:**

A Financial Report for the Homeowners Association was reviewed. The HOA is in great shape and with most of the projects completed, we can build up our reserves.

**President's Report:**

- We finished sealing all the roads! There will be no paving or chip sealing of the roads that will be necessary for the next few years. It is nice to get this completed.
- We have a 50-acre conservative easement and this year we started clearing out half of the dead trees and thinning this heavily wooded area for fire remediation and will complete the remainder in 2023.
- We recently did a full technical upgrade of the Guard Station with the latest generation of cameras; dark light license plate reader, facial recognition technology, recording equipment, and two large 45" monitors to view closeup camera footage.
- The installation of cellular-connected property-wide cameras was started to allow the guards to see other areas on Iron Horse property.
- The Restructure of Security by adding additional resources. Tim Peters, Director of Security is now half-time management and training only. The 8-hour-per-day Roving Patrol is now permanent year-round.
- Discussions have started with local fiber internet providers to bring Gigabyte Services to Iron Horse for faster and uninterrupted fiber internet.
- A New Quarterly "HOA News Brief" newsletter to keep all homeowners informed.
- We held our First Townhall Meeting and Social Mixer with educational speakers which included this year Fish, Wildlife, and Parks they discussed many aspects of our animal population here.
- We scraped and repainted the centerline on Iron Horse Drive along with the Cart Path lines.
- Road patching of several potholes was done. As the construction of homes has increased the number of trucks driving on our roads has created these potholes.
- Northwestern Energy is adding more natural gas capacity and mainline access.
- Development of a multi-functional vendor list for all homeowners.

A couple of continued issues.

Bicycle speed on the roads is a continuing issue because these are public roads there is no liability. The issue of blind driveways and keeping the bicycle speed to 25 miles to be able to stop to avoid any accident.

Dogs are to be always kept on a leash. A couple of incidents last summer involved dogs off leash and attacking other dogs and even injuring a homeowner is something we need to avoid. This is a safety concern.

A comment on the possibility to incorporate an Alert Emergency System to notify homeowners of a dangerous situation, evacuation, road closure, or flash flooding and to avoid these roads is a great suggestion that we will check into.

**Election Results:**

Andy Moshier, Board President thanked the well-qualified candidates that ran for the two board open positions. The results of the election are Randy Phillips was re-elected and Daniel Lowe was newly elected to a director position. Congratulations to you both.

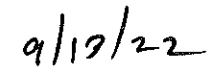
**Approval of 2021 Annual Meeting Minutes:**

The minutes from July 09, 2021, Annual Board Meeting was approved as submitted.

**Next Meeting Date:** The next meeting date is to be determined.

**Adjourn:** There being no other business, a motion was made, seconded, and unanimously approved to adjourn the meeting at 4:42 p.m.

  
\_\_\_\_\_  
Andrew Moshier, Board President

  
\_\_\_\_\_  
Date