

**Iron Horse Homeowners Association  
Board of Directors Meeting Minutes  
January 3, 2023**

**Present:** A quorum was obtained with Andy Moshier, Randy Phillips, David Brandt, Daniel Lowe and Scott Sanderude. Nancy Nicoll, Community Manager was also present.

**Call to Order:** President Andy Moshier called the regular meeting of the Iron Horse Homeowners Association to order at 4:02 p.m.

**New Business:**

**Security Companies**

There were four security companies that were interviewed and board member Daniel Lowe presented his findings after interviewing and checking references. The company that was favored is Talos Security. A motion was made by Andy Moshier; the Iron Horse Homeowners Association Board of Directors decided to work out security services starting March 1, 2023, and to hire Talos Security based on their professionalism and references. David Brandt accepted this motion and Randal Phillips seconded the motion. A motion was made to have a quick meeting with Talos Security with the board as a final approval decision and also include the Golf Club as they are affected by security.

**MtnMax**

A written communication to homeowners letting them know if they have Spectrum they can keep their service with Spectrum. A payment of \$100,000 is due upon signing of the contract with MtnMax and the remainder of \$100,000 is due in June 2023 after the work installing the fiber lines is complete.

**Dates of Future Board Meetings**

The dates of the future board meetings were presented. The two meeting dates that are set and cannot be changed are June 21<sup>st</sup> the Town Hall meeting, and July 20, 2023, the Annual meeting. Suggestions for speakers at the town hall meeting; MtnMax, Eyehear Technology, and Talos Security.

**2023 Budget**

The changes to be made to the budget will be eliminating the Revenue for uncollected account altogether. The 2022 Forecast was (\$12,500) and came in at \$0. Changing the security expense from \$299,670 to \$483,656. Removing the vehicle expense and the supervisor guard expense brings the total security expense to \$505,656.

Randel Phillips made a motion to accept the budget with the changes. The motion was seconded by Scott Sanderude and all approved. The 2023 Budget will be placed on the Golf Club Website.

**Newsletter**

A draft News Brief was presented. Rewording of the Fiber Optics description will be done. Remove the 2023 budget and add letting owners know about the new Ice Melt Product currently being used on the roadways. Nancy to contact Brock, snowplowing at Prairesmoke, and Huckleberry to discuss with him the excess snow level at this point.

### **Bank Investment Fund**

Do we want our investment to be fully insured? As explained the business account you and only use one name and the bank will only insure up to \$250,000 at each institute. Stay fully insured or risk?

Questions:

1. Do we want all monies to be insured
2. Do US Treasury
3. Money Market with a 4.0 rate

A suggestion from a board member to check with Whitefish Credit Union, Stockman Bank, and Glacier Bank on their rates. Make sure risk-free, investigate the repo account, and make sure accounts are separated.

### **Bookkeeper**

Nancy reported there are 3-4 companies she is checking into and the Golf Club Controller, Robin.

### **DRC Process**

In reference to Lot 132 variance.

1. Application submitted to the DRC.
2. DRC Looks at it and gives preliminary approval.
3. DRC Guidelines may need to be reworded.
4. Goes to Neighboring Owners for comment.
5. Every Variance goes by the HOA Board.
6. HOA Board has final Approval.
7. All submitted comments from the owner are kept confidential.
8. Comments can be anonymous or signed by the homeowner. Owners are not required to sign their names.

Lot 132 original building envelope was cleared. They will need to replace those trees and forest fauna.


### **Additional Mailboxes**

Will meet at the mailboxes on Saturday, January 7<sup>th</sup> at 4:00 p.m.

To add more mailboxes and may have to add a walkway on the other side.

**Next Meeting Date:** The next meeting date is February 21, 2023, at 3:30 p.m.

**Adjourn:** There being no other business, a motion was made, seconded, and unanimously approved to adjourn the meeting at 6:23 p.m.

  
Randy Phillips, Secretary

1/3/2023  
Date