

IRON HORSE HOMEOWNERS ASSOCIATION, INC.
ANNUAL MEETING MINUTES
July 20, 2023

The Iron Horse Homeowners Association meeting took place at the Iron Horse Clubhouse beginning at 4:00 p.m. on July 20, 2023.

The meeting was called to order by Andy Moshier, Board President. Introduction of Board Members and HOA Manager, Nancy Nicoll. Introduction of the Homeowners who volunteer to count the voting ballots Jan Mayo, Carol Atkinson and Marci Mercer.

Approval of the Minutes of July 21, 2022 by the voting membership as presented.

Election of Directors

Andy Moshier introduced the candidates for this year's election. Himself, Andy Moshier and Scott Sanderude. Andy asked the inspectors to count the ballots.

The 2023 financial results were presented, including 2022 budget, the 2022 actuals, and the 2023 budget.

Andy Moshier presented the Presidents Report

1. Road work will begin this fall to repair substantial heaving and buckling due to the early and extreme cold weather.
2. Restriping of Iron Horse Drive centerline and cart paths.
3. We incorporated this past winter a new winter salt mix. It was asked from owners on their opinion on this mix. All approved and thought it was better than the prior years.
4. We are trying out a new paint product on the guard rails to last ten-plus years. To eliminate painting every year.
5. We have hired a new security company, Talos Security. It was asked of owners opinion of the new security company. An overwhelming improvement. Some additional improvements are handheld radios and a new golf cart.
6. We are in the process of installing high speed internet by MtnMax. Installing high fiber internet to everyones lot line.
7. There are various CD investments being made to earn interest to help offset capital improvement costs.

8. The hiring of a new Accounting Firm, Elevated Accounting.

9. The second Townhall Mixer with educational speakers this year was a success. Talos Security and Eyehear Technology presented.

10. Our Water Well System was hit by lightening last year which fried the main control board. We had a backup system we utilized and we are replacing the components needed from this event.

11. There are plans to build a garage for the backup generator that will be close to Fish Camp and a cover for the electrical grid in place.

12. We have added cameras in strategic places throughout the community to allow security to better monitor these areas.

13. A notice was sent warning owners of Scammers trying to sell your property. This has been limited to vacant lots so far.

Fire Safety

In the summer from late July through August we receive warmer weather this creates fire restrictions placed from the Flathead County. We have a 500-gallon water truck placed on sight to be ready should this be needed.

There are currently three means for fire travel-Sharon Drive, Shooting Star and Lookout Lane. There has also been discussion about access on Woodland Star for The Big Mountain.

There was a recorded easement for emergency access only. There are break-away gates to assure that the emergency access routes aren't generally open to the public.

The meeting was then opened for questions. A question was asked about drilling a well on their property. We will check into this and get back with you.

An additional question regarding the flight plan from the airport. Have noticed additional planes. As the airport expanded they have added additional flights. This has increased the air traffic.

The meeting adjourned at about 4:50 p.m.