

**Iron Horse Homeowners Association
Board of Directors Meeting Minutes
September 12, 2023**

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

Call to Order: President Andy Moshier called the regular meeting of the Iron Horse Homeowners Association to order at 3:28 p.m.

Talos Security was invited to the board meeting to report on the first summer here at Iron Horse. This summer of 2023 seemed quieter than usual and could attribute it to security presence at various locations and being hands-on and visible. The summer was busy and productive. The main violations were dogs off-leash and a few violations at construction job sites. Stress to owners if they encounter any wildlife to contact Security instead of animal control. Owners can bring bear spray cans to security if they have been used. Talos can use them for training purposes.

The need for a water trailer owned by the HOA to park in the summer months and should be 1,000 gallons and can be pulled if needed by the Talos Security Truck. A water trailer will be located to purchase.

Brad asked if Talos could shoot an advertising commercial video at Iron Horse. They will not include any homes, owners, or guests. The Board had no issue with this and gave them permission.

Minutes Approval The minutes of April 11, 2023 and June 21, 2023 were presented to the board for approval. There was one change in the April Minutes Number 7 item b, to strike the wording "and yielding the HOA \$20,000" from the minute. The minutes were approved with this change by all board members. The June 21, 2023 minutes were approved by all board members.

Financial Report Discussion of approving another CD of \$250,000 from First Interstate Bank as reported the CD's are now up to 5% return. A motion was made to purchase another CD and seconded. All Board Members Approved.

On the Budget to change the heading for account 6711 from Sanding to Ice Melt for a better understanding of what this is.

Discussion on the Collection Policy for delinquent dues. There are more than usual delinquencies, and this must be collected. The board will review the current policy as stated in the CC&R documents. The HOA current collection policy states; Section 9.7.1 – Assess a late charge for each delinquency at uniform rates set by the Board of Directors from time to time; 9.7.2 -Charge interest from the time of the delinquency at the Default Rate; 9.7.3 -Suspend voting rights of the Owner during any period of delinquency; 9.7.4 - Accelerate all remaining Assessment installments for the fiscal year in question so that unpaid Assessments for the remainder of the fiscal year will be due and payable at once; 9.7.5 - Bring an action at law against any Owner personally obligated to pay the delinquent Assessment charges; 9.7. 6 - File a statement of lien with respect of the Lot and foreclosure as set forth in more

detail below. 9.7.7 - For a delinquent Utility Assessment, the service in question may be suspended after giving the Owner 10 days' written notice that the service will be suspended unless the delinquency unless the Utility Assessments are paid.

The remedies provided under this Declaration will not be exclusive, and the Iron Horse Association may enforce any other remedies to collect delinquent assessments as may be provided by law.

Builder Bonds Increase Discussion on the Increase of the builder bond deposit which is currently \$25,000. A motion was made to increase the builder bond deposit starting in January 2024 to \$50,000. The motion was seconded, and all board members approved.

Winter Roads The upcoming Winter Season was discussed, and JD Thinning is the new snow plowing company that had taken over from long time vendor, Brock Wilson who in the Spring of 2023 retired. Invite JD to attend the November Board Meeting. Rates will be obtained for the meeting.

Road Repairs Test Road Repairs will be done this fall as per our map and area to be done. An exact date will be determined.

Trash Pickup The trash pickup day has been changed by Republic Services to Friday's. A question if there are bearproof recycle cans available.

Townhall Meeting 2024 The subject matter for next meeting will be Insurance and Water Management.

Water Management Gavin Pierre and Mark Munsinger were invited to discuss the water management for the HOA. We have (3) wells currently onsite. The hot summers and excess watering of landscaping are contributing to low water levels in the summer. There is a downward trend and pumping levels draw down the wells. The main well is 30 feet lower than before. Well #1 is a 300 ft well.

Actions to take;

- 1) monitor levels
- 2) Action – to drop the pump down as low as it can go
- 3) Drill a new well

Well #1 – cannot drop as the pump is as low as it can go.

Well #2 – can check to see what the pump level is.

Well #3 – unknown.

Remedy – Look for a location for a new well, well #4.

The watering of landscaping uses 87% of the water in the summer. This is why the water levels are so low. We can check to see who the biggest users are.

Owner Letter Presented A letter was written to the HOA Board from an Owner at Lot 54 in regard to the final inspection by Ron Nash. An issue on the color of the downspouts. These do match the homes roof and window frames, it was stated they need to match the siding of the home. This appearance would make the home seem odd. The board president will have a conversation with Ron.

Violations there are two properties in violation. Lot #63 an Lot #71.

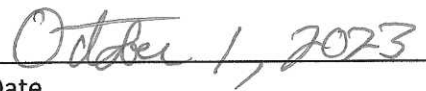
Lot 63 – This highly visible lot at Iron Horse and Shootingstar has a front hillside that comes down to the roadway. This was to be kept native and grass was planted and bushes. A plan for this was never presented to the Design Review Committee. After contacting the owner, he did submit a plan for this area to be submitted at the upcoming Design Review Meeting.

Lot 71 – This is a highly visible lot at S. Shootingstar and North Shooting star. The owner placed a hot tub At the back of the home that is visible from the roadway. It is required that proper screening be placed around the hot tub to screen it from view. A letter will be written to the Owner to produce a landscaping plan for this area.

Adjourn: There being no other business, a motion was made, seconded, and unanimously approved to adjourn the meeting at 5:38 p.m.



Randy Phillips, Secretary



Date