

IRON HORSE HOMEOWNERS ASSOCIATION, INC.  
ANNUAL MEETING MINUTES  
July 18, 2024

The Iron Horse Homeowners Association meeting took place at the Iron Horse Clubhouse beginning at 4:00 p.m. on July 18, 2024.

**Call to Order and Proof of Quorum**

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 Carol Atkinson.

**Approval of the 2023 Annual Meeting Minutes** of July 20, 2023, by the voting membership as presented.

**Election of Directors**

Andy Moshier introduced the candidate for this year's election, incumbent, David Brandt. This is the only candidate running.

**Financial Report**

The 2024 financial results were presented. There were many large expense projects over the year. The HOA remains with good cash reserves.

**President's Report**

Andy Moshier gave the Presidents Report

**Water System.** We completed a major spring project by installing 3 new standalone back-up electric generators in case of a major power outage. Transducers were added to our 3 wells to provide readings every 15 minutes to monitor static well water levels. Tiered pricing has started for those homes that use over 200,000 gallons of irrigation water per year. Note that we had a lower snowpack and have hot conditions for the 3<sup>rd</sup> straight year in the Flathead.

**Security.** Talos Security continues to work well for the community. This year we added AEDs and fire equipment to their capabilities. Take lost dogs and any other missing materials to the Security Station, where they have a chip reader for pets. Security Patrol on the Golf Course is to look for animal problems, intruders, fires, safety issues and/or injuries.

**Tree Thinning.** A non-stop process. This year we identified a list of dead trees and are notifying homeowners about them. We continue to thin in the HOA common areas. Let me know of ANY fire issues you see. Also – please consider thinning and reducing the underbrush on your own property for your own views and home value and for community fire protection – just talk to Nancy at the HOA first to get in touch with a qualified trimming service.

**Road Work.** Lots of work this spring and a lot of money spent but necessary. A huge patch was installed below the Security Station to repair a natural spring breaking through the road.

Some main and side drains were plugged and/or crushed and were replaced. Several manhole cover areas replaced with high pressure strength concrete, and several seam areas were patched. More sections are being watched and eyed for repair next year. In addition, we plan to replace some of the aging or insufficient guardrails on Iron Horse Drive. Work will begin in October.

**Mountain Max Internet.** Nearly 1/3 of the community is signed up for Ultra High-Speed Fiber internet service! The bad news is that they are way behind on installations due to staffing shortages. Sign-ups from last fall are pretty much complete, but many of this spring's applicants are still on the waitlist. They are in the neighborhood this week continuing work.

**USPS Mailboxes.** A final quadrant of mail cluster boxes has been installed. This will provide a mailbox for every possible buildable lot in Iron Horse (306 out of 314 lots). The USPS is working now to re-organize all boxes and put them in order by street and address for efficient sorting and distribution of mail. Most people will have a new mailbox number and key change. If you want a mailbox and do not have one, we will have one for you when this process is complete – contact the WF USPS to have a box assigned.

**Noxious Weeds.** Easy for us all to forget about these. They are the thistlelike and otherwise nasty weeds that show up. Every one of us is responsible to have these sprayed and eradicated. We have a list of noxious weeds with pictures in the HOA office for your review. May and Fall are the best times to spray, so please survey your property and contact Nancy for a list of qualified weed control companies.

**Pheromone patches for Douglas Firs.** Many of our trees are stressed due to the multi-year drought, in addition to previous hot years. Our Grand Fir species of trees are in decline, and many are dying. Our Douglas Firs continue to do well, but many need Pheromone patches to help keep the beetles out. If you see any trees that need help, please contact Nancy.

**Accounting and Billing.** Thank you for your patience while we dealt with our (old) accountants. We have brought this service in-house with the Golf Club, which is off to a very good start and has fixed numerous problems. We are working to clean up billing issues by the end of the year. Do note that we will again be charging 3% for the use of credit cards, as the Golf Club does.

**Garbage Cans.** Bear proof cans have been distributed to most everyone. Friday is garbage pick-up day unless there is a holiday that week, in which case it gets moved to Saturday. Please do not put your can out until that morning and return it that evening. If your garbage cannot hold all of your trash, then consider adding another trash or recycling container. Call Republic Services directly @ 406-862-4381.

**Bear Activity.** The number of our black bear friends roaming around on garbage days is down this year, but we have a number of cans being knocked over. Those that are sealed stay sealed – those that are not are a clean-up mess! Please make certain yours is closed and locked.

### **Potential Projects for 2025 and Beyond**

**Continued road repairs based on the results from this year's tests.** We have experimented with different road repair methods and expect to do additional work in the Spring of 2025.

**Review of the CC&Rs, Bylaws, DRC Guidelines and Tree Trimming Guidelines.** At 25 years old, these Documents are ripe for updating. A vote may be held in conjunction with the 2025 Annual Meeting to approve several changes.

**Updating the Master Capital Plan.** We are reviewing new cost figures for major roadwork and water system updates, and other expenses. A Master 5-year Plan is being updated.

#### **Questions and Answers:**

- Dog Cleanup  
Can we get dog bag stations on the walking paths?  
We will look into this with further discussion with the Golf Club
- Cameras  
Can we get a camera at Arrowhead and Shootingstar?  
The Cameras are in the works to be placed around the community

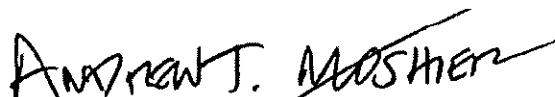
#### **Announcements**

President Andy Moshier announced stepping down from the HOA Board President's position after serving for a number of years, he has 2 years left on the board. Scott Sanderude was announced as the new President.

#### **Voting Results**

After a count of the votes, David Brandt was re-elected to the Homeowners Association Board.

The Meeting was adjourned at 4:58 p.m.



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Andrew Moshier



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Date