

**Iron Horse Homeowners Association
Board of Directors Meeting Minutes
April 01, 2025**

Present: A quorum was obtained with Scott Sanderude, Randy Phillips, Daniel Lowe present, Andy Moshier, and Dave Brandt were on teleconference and Nancy Nicoll, Community Manager in person.

Call to Order: Scott Sanderude called the meeting of the Iron Horse Homeowners Association to order at 9:01 a.m.

Meeting Minutes Approval

A motion was made to approve the minutes of January 2, 2025, as written, the motion was seconded, and with board members approving.

Financials

The financials were presented through February 2025. One item to discuss is the amount that goes to snow removal.

Old Business

1. Governing Documents revisions received from JT Johnson, Attorney.
 - a. The board to review and return comments to the HOA office in 2 weeks by April 15, 2025.
2. Welcome Packet for new owners. The board approved using cream color folders with the Iron Horse logo.
3. Weed Spraying Vendors
 - a. Two bids were presented, prices are far apart
 - b. Eco Smart was \$15,000 for spot spraying last year
 - c. Schedule a phone call to each to vendor to see if they are pricing the same areas
4. DocuSign Software for voting purposes, this is part of the changes in the CC&R's
5. Rules & Regulations on Drone
 - a. A motion was made to accept the draft version of the drone policy, all members approved.

New Business

- New letters to be written to both Peachy and Donaldson on downed trees giving them until April 15th in the removal of large tree logs on their property to be removed or cut as firewood. After April 15th a \$100 per day fine will be imposed.
- If the construction of a home is going to take longer than 2 years to build, the owner must submit a request and reason for taking longer to build and to provide a timeline.
 - a. An updated Construction list will be sent to each board member.

Road Repairs

1. Two homeowners have contacted either the HOA office or Scott directly on the condition of the roadway on Woodlandstar Circle. JD Thinning has been contacted to view approximately ½ to ¾ of a mile of this roadway and give an estimate for mill and overlay on this road.

- a. Russell Woody at 136 Woodlandstar has a gap in his driveway due to possible shrinkage of the asphalt. General One has some work to do on the roadway this spring and can possibly fix this for him at his cost.
 - b. In addition, JD Thinning to view area south of the Clubhouse by Silverberry and the first T box where there is a ripple in the roadway.
 - c. Better maintenance of the drainage ditches after winter thaw to prevent water running across the roadways.
2. Guardrails
- a. A spring project to paint the new guardrails and raise up the existing where the new and old meet to the same height. Use an Oil based paint/stain from Sherwin Williams.
 - b. A mishap occurred when Mitch with Big Mountain Tree Service dropped a tree, and it hit one of the rails on the walking path. The board broke and Rothermel has already replaced the board. Mitch said he would pay for this but the board said they would absorb the cost.
3. Fire Station Proposed North of the Viaduct
- a. Scott received a call from Cole Hadley, Whitefish Fire Chief
 - b. The proposal was for placing a new fire station at Iron Horse Property and Lakeshore Drive
 - c. There are 11 acres there and the fire station would only need 2 acres
 - d. Asking for donation of the land, Cost would be between \$3 Million and \$7 Million
 - e. This would include pumper and ambulance services

Iron Horse Golf Club Board

- a. The Golf Club has strong support for this fire station
 - b. The Benefits of Insurance for the Club and the homeowners
 - c. Easement on Lake Shore Drive
 - d. Fundraising is tax deductible
4. Lot 45 Report on Setbacks
- a. Ron Nash, Architect viewed the setbacks stating everything is in order.
5. Security
- a. Golf Cart to receive new battery and tires. These are on order.
6. Vero Fiber – Travis DeBell, new owner of Mountain Max
- a. Nancy met with both Chris Galloway and Travis DeBell
 - b. Chris to stay on for 1 year of this transition
 - c. Introduction to Bob Schmidt, Bob has a meeting scheduled, Dan to attend.
7. Security
- a. Jeep Replacement. Jeep has 43k miles, needs new engine and will be replaced with the Doge Ram Pickup. Suggestion to make the pickup more friendly, Iron Horse Logo and change light bar like the one on the Jeep. The Jeep will be used as a secondary vehicle.
 - b. Brad to arrange a meeting with Kevin Conway, WF Police Department regarding Iron Horse Private Roads, security's need for information.
 - c. Winter accidents reports show fewer accident this year in comparing the 2023/2024 and the 2024/2025 seasons.
- B* History – The Whitefish Trail System had the right to use our roads, the City of Whitefish wanted the trail system higher up. A meeting with the Mayor of the City of Whitefish and Iron Horse HOA Board President in exchange for permission to build the guard station. Iron Horse

HOA has allowed both the Whitefish Police and Fire to put up Repeater Towers up at Iron Horse for reception purposes set up on our water tower at Fish Camp.

8. Magic Salt Cost Winter Season

- a. After review of the costs compared to the years when we used gravel, the cost comes out fairly close with out the additional costs of cleanup of the gravel and sweeping the roadways.
- b. A motion was made to continue using the Magic Salt Mixture for the next winter season.

9. Big Mountain Tree Service

- a. A map was presented showing the area of coverage where Mitch was cleaning up around the HOA Common areas.
- b. Randy to speak to Bob Schmidt if they would like to have Mitch do the area around Fish Camp.

10. Bruce Boody, Landscape Architect to return to the Design Review Committee after April 30, 2025.

11. Water Report

- a. For distribution, place it on the Website and do a handout at the upcoming Town Hall Event.

12. Fire Hydrant Leak 3/7/25

- a. Location 130 Lookout
- b. Gavin to check out this week
 - 70% Gavin will need to fix something
 - 10% it is finer
 - 20% something else is wrong

13. Waterline Cover Damaged

- a. Location is Iron Horse Drive and Woodlandstar intersection on the side of the road
- b. Can do the repair when we do Road work

14. Town Hall Speakers

- a. Lincoln Chute, Cole Hadley
- b. Hot Topic – Insurance, Gather information

15. Spring Newsletter

- a. This will be discussed in a meeting with the Board President and the HOA Manager.
- b. A review of the newsletter will be presented in draft to the board.

Second Evacuation Route

Speak with City Commissioners to do a second egress out of Iron Horse.

Grade the road that dumps onto Reservoir Road

Figure out a better egress route

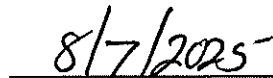
End of Shooting Star recommended by the Fire Department.

Adjournment

There being no other business, the meeting was adjourned at 10:44 a.m.

Executive Session to start.


Randy Phillips, Secretary


Date