

**Iron Horse Homeowners Association
Board of Directors Meeting Minutes
June 25, 2025**

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

Call to Order: Scott Sanderude called the meeting of the Iron Horse Homeowners Association to order at 2:36 p.m.

Proposed Fire Station

The proposed fire station was discussed. This station will take up a 1 acre block. A rendering was shown with three bays and will include all emergency services. The cost for this station to be built is approximately \$8 Million dollars.

A new Egress Route at the lower part of Iron Horse to relieve any congestion. A suggestion of opening S. Shootingstar to Reservoir Road. This egress has limited trees and can be done easily. Permission from the City of Whitefish for a breakout gate and access by their water treatment plant.

Another possible route would be from Kinnikinnik Circle. More discussion is needed.

Rules and Regulations

Discuss further #11 Commerce and home businesses. The need to finalize these updates before the Annual Meeting held on July 17th, 2025. Get comments back to Scott next week.

Water Levels and New Water Meters

1. The water level report recently received shows the water level close to where we were last year.
2. A suggestion to start planning ahead to explore a new well or the possibility of drilling one of the existing wells deeper.
3. Water Meters- There are two of the old-style water meters left. The new water meter has the capacity to be able to monitor this from your phone and you will be able to tell if the water levels change right from your phone. One of these new meters has been installed and Gavin is monitoring how this is working for one of the Owners testing this out on their property. We have ordered six (6) new water meters.

A motion was made. The HOA will make a policy on any aging water meters, the owner pays for the new meter if the old one fails. Vote: All Approved. This should be mentioned at the Annual Meeting.

Budget Update

The HOA has \$900,000 in reserves. Most of the money is tied up in CD's. We had one CD renew recently at 4% rate. Do we need to add another 7-month CD? An in person meeting with Board Members and the Bank to charge \$150/month for our banking. Do not feel as this is acceptable.

A motion was made to up to \$250,000 in July. Motion Seconded and all approved.

At the September HOA Board Meeting discussion of the Budget and Capital Planning Projects.

- Roads
- Cameras
- Egress
- Trees

What other upgrades are needed.

The road can have the strip painted in the fall when the Golf Club has the main parking lot restriped.

The planning of Cameras in certain areas. The meeting with Vero/Mountain Max and the HOA and Golf Club split cost with the Club, ending in the HOA getting what they wanted.

Talos has Security Home Monitoring, Randy to investigate further.

Annual Meeting

The time of the meeting has been moved to 3:30 p.m. to accommodate for the Fire Chief Cole Hadley to speak.

Video Taping at the Annual Meeting

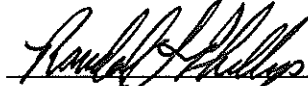
A motion was made to video for achieve purposes only. Motion Seconded and All Approved.

The Video taping of the Town Hall Meeting was cancelled due to not notifying the people who attended. Approved.

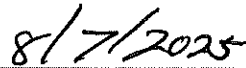
Adjournment

There being no other business, the meeting was adjourned at 3:34 p.m.

Executive Session to start.



Randy Phillips, Secretary



Date