

**Iron Horse Homeowners Association
Board of Directors Meeting Minutes
August 7, 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 3:29 p.m.

Approval of the Minutes

The minutes of April 1, 2025, and June 25, 2025, were presented.
The minutes were approved as submitted.

CD's Insured?

Restrictions on what reserves can be spent on, only Capital Improvements.

Group Insurance

Discussion of group insurance to offer to Homeowners if 1/3 or more sign-up as a group.
The HOA Board will move forward looking into this.

Property Taxes

Significant localized average value increase. Records can be inconsistent with "as built" homes.
Share possible actions:

1. Go to Montana Cadastral sight. See if this is the correct information (floors, sq. ft., etc.) for your home.
2. Use data for AB-12 informal appeal (date of notice, plus 30 days to review. (Advised to submit in paper form.)
3. Consider other avenues like formal review or action groups.

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.

Set up an Ad-hoc committee to work on the details, collection of funds and work this out right.
Two Homeowners have volunteered their time to work on this.

Plan to go back to the mayor and maybe Iron Horse makes this a Private Fire Station owned by Iron Horse, fully funded by Iron Horse. May Lease the fire station back to the City of Whitefish.
Long Term Lease that gives revenue, our land, our build.

Post Office

The issue with the excessive packages in the summer months that we just experienced. The possibility of getting a Package box in the Foyer of the Iron Horse Administration Building.

Reserve Study

It has been a number of years since a formal reserve study has been done.

A Propose that a new reserve study to be done for the HOA. This was seconded and all approved.

Budget Update

- Roads
- Cameras
- Egress New Route
- Trees
- Talos Gun Carry

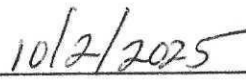
The road can have the strip painted I the fall when the Golf Club has the main parking lot restriped.

Adjournment

There being no other business, the meeting was adjourned at 5:31 p.m.



Randy Phillips, Secretary



Date