Iron Horse Homeowner's Association
Board of Directors Meeting Minutes
January 27, 2026

Present: A quorum was obtained with Scott Sanderude, David Brandt, Daniel Lowe, Randy Phillips, Andy Moshier (via phone) and Codi Evenson.

Call to Order: The Iron Horse Homeowners Association meeting was called to order at 1:28 p.m.

Approval of Minutes:
Approval of minutes dated December 16, 2025

- Motion: Andy Moshier
- Second David Brandt
- Vote: Passed unanimously

Financial Report:
The year end financial report for 2025 was presented and reviewed. Discussion focused on items that exceeded projected budget allocations.

- Sanding and Plowing: Costs have increased significantly over the past three years. The board discussed the need to be more strategic and mindful regarding the timing and application of winter plowing/sanding.
- Design Review Committee (DRC) Fee: It was noted that current DRC fees do not fully offset the operating costs associated with the DRC process.

Manager Report: Community Manager Codi Evenson provided a summary of work completed since her start date of January 5, 2026, as well as an overview of her priorities and long-term goals.

Old Business:

- **Talos Security – Firearm Carry SOP**
  - The board reviewed the SOP provided by Talos Security regarding security officers carrying firearms.
  - Talos patrol officers will begin carrying firearms effective February 1, 2026
  - A copy of the SOP will be shared with the Iron Horse Golf Club.

- **Fire Station Discussion**
  - Scott recapped the meeting he and Bob Schmidt attended with the Whitefish City Manager, Dana Meeker. From the meeting they learned the State of Montana has approved a road redesign, which will include a roundabout.
  - The developers own both sides of the road, and the property has already been annexed into the city. The developer will be paying all cost of the road construction. The anticipated start is spring/summer 2026.
  - The City continues to express preference for Iron Horse property as a potential fire station site, requiring approximately 1.0 to 1.25 acres.

  - The City has suggested a meeting with all parties involved.
  - Codi will monitor City Planning agendas related to the property and its development proposals.

- **Financial Software**
  - Jennifer continues coordinating with Jonas software to establish a test environment. Final pricing has not yet been determined.
  - Following the meeting, Jennifer reported that Jonas identified a potential workaround for water meter reading and variable utility billing using the Jonas marina module.
  - Updates will be provided as new information becomes available.

- **DRC Guideline Review**
  - Andy has been working on the proposed changes to the DRC guideline, and he will share those soon.
  - The board discussed Design Review fee structure and agreed that maintaining a set fee schedule remains the preferred approach.
  - Codi will incorporate board feedback and present updated fee recommendations for consideration and final implementation.
  - Updates to DRC checklist, application materials and the association website were also discussed.

- **Lot 116 - Huckleberry Build**
  - Construction has been progressing without further parking and unloading issues.

New Business

- **Security Cameras**
  - A proposal was received from SimpleTech to install and upgrade security cameras at the Welcome Center and in the community.
  - A $50,000 budget allocation for security cameras and equipment improvements has been approved.
  - Daniel Lowe is confident the system can be fully implemented within the approved budget and before summer.

- **Lot 164 Variance**
  - The Design Review Committee denied the variance request for Lot 164 due to negative feedback received from neighboring property owners.
  - A denial letter has been drafted and sent to the applicant.
  - The applicant may petition the Board if they wish to pursue the matter further.
  - Discussion was held regarding potential updates to the DRC Policy, specifically addressing how variance notifications should be issued and outlining the process of handling appeals.

- **Road Maintenance**
    - The Board discussed the need to explore strategies to extend the lifespan of Association roadways.
    - Codi has begun mapping areas requiring maintenance and repair.
    - The Association will solicit bids during the spring season but would prefer to use the contractor from 2024 if they are available and cost effective.

- **Dues and Reserve Planning**
    - Based on the reserve study of 2025, approximately $300,000 per year is recommended to be added to Association reserves to fund future road construction and water utility projects.
    - The Board discussed options including dues increase, capital specific funding or special assessment.
    - A potential water fee adjustment was also discussed to fund the water utility projects.
    - Codi will compile and present comparative water rate data from neighboring communities and municipalities.

Adjourn: There being no other discussion, the meeting was adjourned at 3:07 p.m. The next scheduled meeting is April 8th, at 9:30 a.m. mst.

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Randy Phillips, Secretary Date