

**Iron Horse Homeowners Association
Board of Directors Meeting Minutes
November 18, 2025**

Present: A quorum was obtained with Scott Sanderude, Randy Phillips, and Daniel Lowe in person with Andy Moshier and David Brandt on the telephone.

Call to Order: Scott Sanderude called the meeting of the Iron Horse Homeowners Association to order at 9:04am (mountain).

Approval of the Minutes

The minutes of September 16, 2025 were presented and unanimously approved.

Financial Report

The financial report through October 31, 2025 was presented.

Old Business:

Talos, Gun Carry / Taser

Met with Brad of Talos and he offered that the guards start by carrying tasers. The board asked if there was a set of rules or protocols that both the HOA and Club could agree to? Scott and Randy will review with the Golf Club.

Draft 2026 Budget – Revised

The revised 2026 budget was reviewed in detail. There were a few items that the next property manager will review such as the rising cost of melting salt versus the sand mix with clean up, DRC Fees versus expenses, and water usage versus rate structure. A brief discussion was held about finding software that will accommodate charging for credit card fees. It seems that moving to the Jonas software package is a real possibility once the utility billing issue is resolved. Dan will lead the software effort. A motion to accept the budget as stated was made by Dan and 2nd by Randy. The board voted unanimously to approve the 2026 budget as presented.

Backflow Meters

The board tabled the discussion and action items on backflow meters until the new property manager is on board.

DRC Costs vs. HOA Income

The board will consider new fees for new homes and remodels with the new DRC guidelines in 2026. The fees must cover the rising costs of the DRC reviews and inspections.

Update on Fire Station

A club member brought to the board's attention the possibility of the E.Lakeshore Drive and Big Mountain road intersection being moved and changed into a roundabout. A map of the road project was reviewed. This change could impact where the fire station is located. We will seek some consulting advice on the location.

Packages from Post Office

The timely delivery of packages, especially oversized, continues to be a challenge for homeowners during busy holiday times. The new property manager will take on this issue.

HUB Update

The HUB insurance proposal and related questionnaire has been parked until the new property manager is hired.

New Business:

Security Incident Update

We are examining the response to the break in and identifying learnings from the incident. The cameras at the Welcome Center were helpful, but we need to meet with Eye Hear to discuss the license plate recognition feature we purchased. We have complied with all police requests for video, but the impacted resident requested more. The board agreed to comply with law enforcement requests, but will not give the footage to a homeowner without a legal request (subpoena) due to liability. The police have been able to build a case and the thief has been identified. Dan and Scott will talk with Eye Hear about camera effectiveness.

Water Update

There is a curb stop leak at 143 Huckleberry. Gavin and JD Thinning will dig and repair before winter. Gavin has provided 2025 irrigation usage numbers and current well data.

Association Property Manager Resumes and Interviews

The Iron Horse HOA property manager job description was posted on CAI, IH Golf Club Website, and Indeed for 2 - 3 weeks. Over 90 applications were received. Initial screening revealed 8 – 10 candidates meeting most of the requirements. There will be

an initial interview of the top candidates, and then a second round for the final 2 – 3 candidates. Any offers will be subject to a background check. Randy will facilitate the background check.

Reserve Study

Association Reserves completed an onsite visit and updated the 2018 reserve study. The focus of the study was on roads and water system to ensure we have a financial plan that will meet future needs. Each board member received a copy of the 2025 study and it begs some questions:

- Is it better to drill a well #4 or take wells #1 & #2 deeper?
- On page 21 it refers to roadways over the next 5 years. Is it accurate?
- What is the effectiveness of chip sealing?
- What needs to be done on Iron Horse Drive?

Scott will ask Garrett of Association Reserves some clarifying questions about the water system and road maintenance. This topic will be added to a future board agenda.

Fish Camp Builds

The board discussed a complaint from a homeowner on the proposed plans of some builds in Fish Camp not meeting the current design guidelines. Fish Camp has a separate set of design guidelines that requires every home to maintain the proper character of the area. Scott will send a copy of the currently advertised plans for Lot 252 to the board. Ron Nash drew the plans in question. Dave Brandt to talk with Ron about this issue and ask that he solve it by complying with the existing CC& R's.

DRC Update

There are two current submittals requesting variances. Lot 44 was preliminarily approved by the DRC subject to neighbor comments and Lot 164 sent back for further work on adjusting the building envelope. The board support the DRC's recommendations. Dave will communicate with the DRC on the board's position and Scott will send out a note to Lot 44 neighbors for comments.

The next HOA Board Meeting will be held on Tuesday December 16, 2025 at 9:30am.

Adjournment

There being no other business, the meeting was adjourned at 10:45am (mountain).

Randy Phillips, Secretary

Date

Action Items:

1. Scott & Randy to review the taser / gun carry proposal with the Golf Club at their next board meeting in December.
2. Dan to provide guidance on moving to Jonas for accounting software and recommend an effective utility billing program.
3. Andy to consider what fees need to be to reduce the gap with DRC costs.
4. Scott to seek some consulting advice on the location of the fire station given the intersection change.
5. Dan & Scott to talk with Eye Hear about our security cameras.
6. Scott to lead the resume screening and set up interviews for the HOA property manager. Whole board to participate as time allows. Randy to set up a background screen.
7. Scott to ask Garrett some clarifying questions about the road recommendations in the Reserve study.
8. Dave to talk with Ron about Fish Camp designs and resolve current issue.
9. Dave to work with Ron and the DRC and ensure proper communications with builders and homeowners until the new property manager is hired.