Iron Horse Homeowners Association
Board of Directors Meeting Minutes
December 16, 2025

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

Call to Order: Scott Sanderude called the meeting of the Iron Horse Homeowners Association to order at 9:34am (mountain).

Approval of the Minutes
The minutes of November 18, 2025 were presented and unanimously approved.

Financial Report
The financial report through November 30, 2025 was presented.

Old Business:

Talos, Gun Carry / Taser
Discussed gun carry protocols with tasers and security vehicle lock box. Randy will review with the Golf Club.

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

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

Packages from Post Office
The timely delivery of packages, especially oversized, continues to be a challenge for homeowners during busy holiday times. We reviewed a report of lost packages. The new property manager will take on this issue.

Security Incident Update
A homeowner's security recommendations based on the incident were shared with the board. We will schedule a meeting with Eyehear and others to review our security

camera placements and the overall system. David will provide vendor alternatives. Dan, David and Scott will continue working on this issue.

Governing Document Updates
We will continue to review and update the governing documents during the first quarter of 2026. Andy will gather the document updates and share the current position with the board.

New Business

Association Property Manager Hiring
Members of the HOA Board conducted interviews with the top 8 candidates. The Board and top Golf Club staff interviewed the best 2 candidates. We selected Codi Lyn Evenson and she has accepted the position. She will start in the office on January 5, 2026.

Christmas Bonuses
Andy made a motion to approve the recommended bonuses and David seconded. The board approved small bonuses for key personnel as a thank you for 2025.

Construction Site Complaint
The board has received repeated parking complaints about the new home construction on lower Huckleberry. The homeowner has been notified and Board members have met with the general contractor to discuss the issue. The Board required a parking plan which the GC provided and board approved. Any changes at the site that may affect the plan or disrupt traffic will require 2 days notice to the HOA. Security will monitor the site daily.

DRC Update & Resubmittal Process
Dave and Scott met with Ron Nash to review the DRC process for 2025 and reported the findings back to the board. Key changes include improving project communications with Ron being contractor focused in handling DRC review comments and recommendations. The new property manager will be responsible for homeowner focused communications.

A new resubmittal process was discussed. Several homes were put on hold over the past 2 years primarily due to costs or contractor availability. If an approved plan is more than 1 year old without being executed, it will have to be resubmitted. A motion was made by Dave and seconded by Andy that resubmittal of an **identical** plan will get a

50% reduction from the current design fee rate. Any changes to the plan will go back to current rates. The Board reviewed and approved the new process for resubmittals.

In 2026, the HOA will reemphasize “preconstruction meetings”. The HOA property manager and a board member will attend and both the general contractor and site project manager must attend. A request for construction parking privileges and a parking plan will be added to the meeting.

Software Upgrades
The board received an update from Dan on the accounting software / utility billing project. There are still some questions to be answered before we select the next software.

The next HOA Board Meeting will be held on Tuesday January 27, 2025 at 1:30pm.

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

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Randy Phillips, Secretary　　Date