

**Iron Horse Homeowner's Association
Board of Directors Meeting Minutes
April 8, 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 9:33 a.m.

Approval of Minutes:

Approval of minutes dated January 27, 2026

- Motion: Daniel Lowe
- Second: David Brandt
- Vote: Passed unanimously

Financial Report:

The first quarter financial report was presented and reviewed.

- Discussion was held regarding actual snow removal costs and budget allocations. Codi will research and verify final winter maintenance expenses.
- Daniel Lowe suggested researching the purchase of a trailer for the security vehicle to assist with sanding and salting operations. Codi will gather information and present options to the Board.

Manager Report:

Community Manager Codi Evenson provided a summary of projects, community issues, and administrative tasks completed since the previous Board meeting.

Security Report:

Codi Evenson presented the security report.

- The Board discussed Fish Camp security coverage and determined coverage should remain in place.
- Fire equipment should remain on the patrol vehicle and not be staged separately.
- The Board reiterated that security officers are not permitted to carry firearms while on Club property, including Fish Camp.

Old Business:

Security Camera Project

- Daniel Lowe provided an update on the security camera project.
- Codi will coordinate with VERO to identify existing conduit locations.
- The Board discussed the requirement for a meter pedestal at the Lookout Lane camera location.
- The original \$50,000 budget allocation covered the Welcome Center camera system and will need additional fund allocated to cover the additional camera locations.

Motion: Daniel Lowe moved to increase the project budget from \$50,000 to \$65,000 to accommodate the additional camera locations.

Second: Randy Phillips

Vote: Passed unanimously

Jonas Software

- The Board discussed transitioning to Jonas software following the first-quarter billing cycle.
- The transition will require a new credit card processor.
- Discussion was held regarding ACH payment options for homeowners.
- Based on Jennifer's recommendation, the Board agreed that ACH payments should be managed directly by the Association through an automatic withdrawal process.

DRC Guideline Review

- The Board reviewed proposed revisions to the DRC Guidelines, including clarification of variance language.
- The Board agreed with the proposed revisions and directed Codi to forward the final draft to JT Johnson for legal review.

Construction Activity

- The Huckleberry Build project remains on schedule and parking concerns have improved significantly.
- Lot 181 (NuWest Construction) created a secondary access road in violation of the Construction Rules. Codi will meet with the contractor regarding the violation.
- The Board discussed Lot 44 (Adams), the owner has applied for a City of Whitefish variance related to retaining wall modifications. The Board elected not to submit public comment.
- Daniel Lowe emphasized the importance of ensuring all new construction remains compliant with Design Guidelines through final approval.

New Business:

Road Maintenance

- The Board discussed road striping, pothole repair, and other roadway maintenance items that should be completed before the summer season.
- JD Site Works has identified a significant drainage issue on Iron Horse Drive between South Prairiesmoke Circle and North Prairiesmoke Circle.
- Initial efforts will focus on extending the roadside ditch. If unsuccessful, a larger drainage improvement project may be necessary.

• Weed Control Contract

- The Board reviewed the annual proposal from Glacier Weed Control.
- The proposal includes spring and fall treatment of noxious weeds throughout HOA common areas.
- Annual contract cost: \$29,000.
- Glacier Weed Control also recommended a cheatgrass treatment program for roadside areas.

Motion: David Brandt moved to approve the \$29,000 annual weed control contract and authorized an additional not-to-exceed amount of \$5,000 annually for cheatgrass treatment.

Second: Randy Phillips
Vote: Passed unanimously

Walking Path/Stair Improvements

- The Board discussed the walking path and stair connection between Iron Horse Drive, Huckleberry Lane, and Yampa Lane.
- Codi was directed to obtain bids for both a railroad tie system and a natural rock alternative.

Tree Remediation Plan

- The Board reviewed tree maintenance needs within HOA common areas.
- Approximately \$15,000 from the tree maintenance budget will be allocated toward deadfall removal and cleanup while maintaining reserves for storm-related emergencies.

Banking Relationships

- The Board discussed current banking relationships and concerns regarding interest rates available through First Interstate Bank.
- Board members agreed to research alternative banking options including Stockman Bank, Glacier Bank, and American Bank.

Reserve Funding and Dues

- The Board discussed the possibility of increasing dues and/or establishing a capital reserve fund.
- Additional research will be completed before any recommendations are made.

Town Hall Meeting

- Potential Town Hall topics included:
 - Fire station updates
 - Community gates and access control
 - Community infrastructure projects
- The Board also reviewed annual meeting procedures and election requirements.

DRC Fee Structure

- The Board requested a final draft of the DRC Fee Structure for consideration at the next meeting.

September Board Meeting Date Change

- Due to scheduling conflicts, the September Board Meeting has been moved to Wednesday, September 30, 2026, at 9:30 a.m.

Adjourn:

There being no further business, the meeting was adjourned at 11:57a.m.

Motion: Randy Phillips
Second: Daniel Lowe
Vote: Passed unanimously

The next scheduled Board Meeting will be June 24, 2026, at 2:00 p.m., followed by the Town Hall Meeting at 3:30 p.m. on the Club Patio.

Randy Phillips, Secretary

Date