

**Iron Horse Homeowners Association  
Annual Meeting Minutes  
July 21, 2017**

**Present:** Board of Directors: Andy Moshier, Tom Quinn, Greg Lovasz and Jeff Bayer  
Owners as shown on the Sign In Sheets  
Mindy Gutierrez, Community Manager.

**Call to Order and Proof of Quorum:** President Andy Moshier called the Annual Meeting to Order in the Iron Horse Golf Clubhouse at 4:00 p.m. on July 21, 2017. Community Manager, Mindy Gutierrez, reported that a quorum was present in person and by proxy. The business of the meeting may be conducted.

**Welcome and Introductions:** The Board of Directors was introduced: Andy Moshier, Tom Quinn, Jeff Bayer, David Brandt and Greg Lovasz are the current Board of Directors. David Brandt is out of town for a funeral and as a result cannot attend the meeting. Mindy Gutierrez has been hired as the Association Community Manager. She has worked in property management for 20 years in the Palm Springs Desert, managing Vintage, Tradition and Hideaway associations. She worked 5 years at the Yellowstone Club and is very happy to be working at Iron Horse now.

**Financial Report:** A Financial Report for the Homeowners Association was distributed and reviewed. The report showed Actual Expenses for the 2015 and 2016 years along with the 2017 Budget figures. Projected revenues for Water Usage were reduced for 2017 to be conservative. Any excess of income over expenses for the 2017 year will be used to offset the 2018 assessment amount or be transferred to the Reserve Account. Costs remain stable with the water usage and snow removal as the largest variables. \$532,774 was spent last year for the Welcome Center project which has been a real asset to the Association.

**Design Review Committee and Guidelines:** The Design Review Committee members have changed. Nick Fullerton has resigned from the Committee due to family and work obligations. At their Board Meeting held on July 10, 2017, the Board of Directors appointed Ron Nash, licensed architect from Montana Creative Architecture and Design; Licensed Landscape Architect Bruce Boody, and Board Member and Builder, David Brandt to serve on the Design Review Committee. The new Committee Members have made a commitment to the Board to complete reviews in a timely manner. The Committee will make recommendations to the Board on proposed changes to the Guidelines by the end of the year. The review of materials will be included in their recommendations. The Board's intent is to permit flexibility while maintaining the integrity of the Iron Horse standards for design and materials.

The Iron Horse Golf Club Website can be accessed at <http://www.ironhorsegolfclub.com>. The Homeowners Association has a section under "Community". In this section you will be able see real estate information, Lot Diagrams, approved Board Meeting Minutes, HOA updates and other relevant information for your reference and use.

**Reserve Study Update:** Association Reserves has been contracted to complete a review of the Association assets and make recommendations on funding for the future repairs and replacement of the existing assets. The Board has hired engineers Morrison and Maierle to review the Association Water System and provide a Capital Improvement plan. A similar study was completed by the developer in December 2008. All recommendations made at that time were completed and paid for by the developer. For a water system of Iron Horse size, the recommended review is every 10 years so the Association is completing this at the right time. The water system is one of the Association's largest assets, the results from this report will be included in the Reserve Study.

**General Discussion:** Noxious Weeds are controlled by the Association on the common spaces. Montana and County law require owners to control the noxious weeds on their lots. Owners with noxious weeds that are prevalent have been contacted by the Association. If owners would like the Association to obtain bids for them, we are happy to do that and coordinate the work. The owner is responsible to pay for the removal of the weeds on their lot.

Association Assessment bills will be sent by email for the 2018 fiscal year and going forward. The third quarter water bill will be emailed to all owners. This is a more current effective method of billing.

Utility Boxes will be identified to the Utility that owns them if they need repair or replacement. The Association will explore options for screening them.

The Whitefish Trail is projected to be completed by fall of 2017 and will be a great asset to Iron Horse and all of Whitefish. It will run from a new trailhead by the City's water reservoir, through the Iron Horse Conservation Easement near the 8<sup>th</sup> hole, into Stoltze land to the East of Iron Horse, and terminate at another new trailhead off of Big Mountain Road just above Lookout Ridge.

The Board of Directors was thanked for all their work this past year on Association issues.

Golf Carts being driven by children without a driver's license were discussed. This is a safety issue that cannot be permitted. The Association will implement a program to register all golf carts that are driven on Association streets. Discussion was held on insurance requirements and yearly inspections.

Security should be called with any homeowner concerns on golf carts, wildlife, safety issues, etc. An extra roving patrol works June through September from noon to 8 p.m. every day, security personnel are available to respond quickly and efficiently to your concerns.

Trash cans need to continue to be kept in your garage. Bear proof locked trash containers are not required at Iron Horse as a result.

**Election of Directors:** Andy Moshier and Jeff Bayer's term of office expired this year. Both directors agreed to run for election this year. They are the only candidates on the ballot at this

time. Andy Moshier asked for nominations from the floor, there were none. Andy Moshier and Jeff Bayer were elected to the Board by acclamation.

**Adjourn:** There being no other business, a motion was made, seconded and unanimously approved to adjourn the meeting at 4:37 p.m.

Andy Moshier  
Andy Moshier, President

7-23-2018  
Date