

**Iron Horse Homeowners Association  
Board of Directors Meeting Minutes  
November 14, 2018**

**Present:** A quorum was obtained with Tom Quinn and David Brandt in attendance, Andy Moshier, Greg Lovasz and Jeff Bayer attended by telephone conference. Also present, Mindy Gutierrez, Community Manager.

**Call to Order:** President Andy Moshier called the regular meeting of the Iron Horse Homeowners Association to order at 9:00 a.m.

**Approve Minutes:** The minutes from the September 21, 2018 and October 29, 2018 Regular Board Meetings were approved as submitted.

**Management Report**

The Management Report, Action List, Sales Report and DRC Minutes were reviewed and approved for file. Letters were sent to owners with dead trees on their undeveloped lots, all street lights have been changed to bypass the ballasts, the Water Usage Summary was reviewed. All guardrails have now been replaced with pressure treated logs.

**Financial**

The October 2018 financial statement and variances were reviewed and approved for file. The Rothermel Rate Sheet and budget request were reviewed. The Roadside Landscape line item was approved at \$50,000 for 2019, all other items were approved as requested.

**Collections:** Lot 252 remains in lien. The payment plans for lots 169 and 176 are being honored.

**Old Business**

1. **Post Office Box Expansion and Cover:** The cover and boxes are installed, the postmaster is putting the locks in this week. The gutter will be reviewed for paint.
2. **2019 Budget Approval:** A motion was made, seconded and passed to approve the budget as presented, the assessment for 2019 will remain at \$2,500. Uncollectible Assessments was reduced to \$5,000, Water System Repairs will be completed in 2019.
3. **Plans for Well Cover and Garage for Generator:** Ron Nash is working on Construction Drawings, the work will be scheduled for 2019.
4. **Surge Protection for Wells:** Well #3 and Fish Camp Booster station have surge protection now. Based on the Water Engineer's recommendation, no additional surge protection is needed at this time.
5. **Consider Rules and Regulations for Adoption:** Mindy was asked to propose Rules and Regulations for adoption at the next Board meeting. It was noted that Federal, State and City Regulations supersede any Rules that may be adopted. The Rules will be in compliance with the Association legal documents.


**New Business:**

6. HOA Trash Disposal: Custom owners are using the Cabin dumpsters for disposal of cardboard and trash, this is not approved by the Cabin Board. Cabin owners pay for the dumpsters in the Cabin area and they are filled during the summer months. Mindy will ask Bob Schmidt if he would allow owners to use the Club dumpster at Fish Camp for disposal of excess trash next summer. Owners will be encouraged to take any excess trash and recycling down to Whitefish for disposal as needed.
7. DNRC Fire Risk Rating: A Fire Risk Rating of the Iron Horse HOA was completed by the Department of Natural Resources and Conservation in June 2018. The rating remains at "Moderate", the report was last completed in 2010. The Association will continue to schedule forest work in the common areas every year. Undeveloped lot owners who need to remove dead trees and downed fuels to decrease fire danger will be contacted.
8. Water Services Increase: Association water engineer, Mark Munsinger asked for an increase in rates. His rate has not been adjusted for the last 7 years, the new rates were approved.
9. Lot 139 Construction Deposit: A Final Inspection has been completed on lot 139, two items are outstanding. The owners cannot complete them now due to the cold temperatures. They asked for a full refund of their \$25,000 Construction Deposit. The Board agreed that the majority of items were complete and the owner is acting in good faith. A motion was made, seconded and passed to approve a refund now of \$15,000, the balance to be refunded upon completion of all outstanding work.
10. Bid for Security Service: A request for proposal was sent to Grizzly Security in October. They are the only other company in the area that provides Security Services. They pay their employees a higher wage than Alert, provide their employees benefits and have great references. The cost for their services is 20% higher than Alert. The Board agreed to keep Alert Security as the Association vendor and request a new proposal from Alert that includes improved supervision and better performance on all levels.
11. Alternate on Design Review Committee: The Board approved appointing a Landscape Architect to serve as an alternate on the Design Review Committee. This person will review any plans submitted by Landscape Architect Bruce Body who currently serves on the DRC. Mindy will ask the DRC for their recommendations and provide resumes for the next Board meeting.

**Meeting Dates 2019:** Regular Board Meetings will be held at 9:00 a.m. on the following dates: February 20, April 17, June 19, September 20, November 13. The Annual Meeting will be held in July.

**Adjourn:** There being no other business, a motion was made, seconded and unanimously approved to adjourn the meeting at 10:28 a.m.

  
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Andy Moshier, President

  
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Date