

**Iron Horse Homeowners Association
Board of Directors Meeting Minutes
February 20, 2019**

Present: A quorum was obtained with Andy Moshier and David Brandt attending in person; 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 9:04 a.m.

Approve Minutes: The minutes from the November 14, 2018 Regular Board Meeting were approved as submitted.

Management Report

The Management Report, Security Report, Sales Report and DRC updates were reviewed and approved for file. The Fish Camp dumpster is full during the summer months, owners will be asked to have all extra trash taken off Iron Horse property. Construction plans for a cover for Well #2 and a garage for the generator are in process of being completed.

Financial

The 2018 End of Year financial statement and variances were reviewed and approved for file. The January 2019 financial statement was approved for file. The CDARS account with American Bank will mature in March and will not be re-invested with the CDARS, the funds may need to be used for asphalt work in Spring. American Bank has an Insured Cash Sweep (ICS) account that will keep funds in their bank over \$250,000 insured. A motion was made, seconded and passed to approve transferring the CDARS fund in March to an ICS account. A motion was made, seconded and passed to approve transferring \$100,000 from the Owners Deposit account to a separate ICS account to keep all funds at American bank insured. The ICS account permits up to six withdrawals per month.

Collections: Lot 252 remains in lien, a new lien will be filed this month to include the full balance owed. Lot 176 paid their assessments through 2018, finance charges and interest have been removed per the payment plan agreement. The payment plan for lot 169 is being honored.

Old Business

1. **Draft Rules and Regulations:** A motion was made, seconded and passed to approve the proposed Rules and Regulations with one addition. The Rules will be distributed to the membership in May.
2. **Appoint Alternate for Design Review Committee:** Two resumes were reviewed from Landscape Architects willing to serve as an alternate on the Design Review Committee. A motion was made, seconded and passed to appoint Patrick Thomas to this position. He will review any plans submitted by committee member Bruce Boody.


3. Ratify Alert Security Proposal: A motion was made, seconded and passed to ratify the approval of the Alert Security Proposal dated December 17, 2018. This proposal includes better supervision, an improved reporting system, re-training the existing employees on current policies and procedure and an increase in the regular security guard rate. Previous Alert Iron Horse Supervisor Lori DeShazer has retired, Tim Peters replaced her the beginning of 2019. The Alert Proposal projects an Annual Cost of \$240,656 and is included in the approved 2019 budget. A motion was made, seconded and passed to approve the blue Alert Security shirt as the Iron Horse uniform.

New Business:

4. Defective Irrigation Water Meters and new Software: The water meters purchased from Master Meter between the years 2009 and 2013 are defective. Twelve of the 111 Iron Horse meters have been replaced. Master Meter has agreed to replace the remaining 93 meter batteries at no cost to the Association, with a full 10 year warranty and partial 10 year warranty. The Association will have to pay to replace them. A motion was made, seconded and passed to accept this agreement from Master Meter. A motion was made, seconded and passed to approve the \$11,312 bid for new Harmony software and a new laptop computer to read the meters. The current software program cannot support the number of meters on site. The new software will provide much better data output per the references checked.
5. Lot 89 Owner Deposit Refund Request: Montana Creative did not approve the siding finish on lot 89 with the Final Inspection. It is too variegated and does not match the colorboard. The owners have asked the Board of Directors to overrule this decision. The owners stated that the colors are what is on the colorboard, but the type of wood used absorbed the stain in a different way. This home closed escrow earlier this month, the new owners like the current color palate. A motion was made, seconded and passed to approve the siding finish as installed. The Board agreed that the color palette fits within the Iron Horse scope. Montana Creative was thanked for pointing this out. The other items listed on the Final Inspection list will need to be completed before the deposit can be refunded.
6. Legal Fee Increase: Association attorney, Jay Johnson has increased his rates to \$225 an hour as of January 1, 2019. The rate increase is acceptable to the Board.
7. Pipeline Meeting Minutes: The minutes from December 21, 2018 were accepted for file. The contract has been signed by the Iron Horse Golf Club. The success of the program will be evaluated the end of this summer

Next Meeting Date: A Regular Board Meeting will be held at 9:00 a.m. on April 17, 2019.

Adjourn: There being no other business, a motion was made, seconded and unanimously approved to adjourn the meeting at 10:02 a.m.



Tom Quinn, Secretary

4/19/2019

Date