

**Iron Horse Homeowners Association
Summary of Annual Meeting
July 09, 2021**

Welcome Introductions:

The Board of Directors was introduced; Andy Moshier, David Brant, Randy Phillips, Greg Lovasz, Ronnie Harpe. In addition, Nancy Nicoll was introduced as the new HOA Community Manager. The inspectors of the Election are Linda Cornutt, Jan Mayo and Carol Atkinson. The Inspectors then took all ballots to tabulate.

Financial Report:

A Financial Report for the Homeowners Association was distributed and reviewed. The report showed budget revenues for 2021 compared to the budget and revenues for the 2020 year and 2019 actuals. Security has been our largest financial cost. The project of asphalt chip sealing has been ongoing and there are a few more roads to do when this project is completed in the spring of 2022. Capital Expenditures of \$112,700 for 2021 are to cover improvements to the water system and are budgeted for this year.

President's Report:

- A Security Rover is now running daily year-round, approximately from 12:00 p.m. to 8:00 p.m.
- Improvements in Security to be continual and we have been and will continue to be placing more cameras around the community.
- Property prices and sales are up substantially from the pre-Covid Days.
- Be aware of Bears, Mountain Lions and Dogs in the community. Please keep your dog on a leash.
- HOA dues have remained the same for the past nine years, and at some time in the near future an increase in dues is probable.
- There are 314 properties in Iron Horse, 264 of which are custom homesites and 186 of which are completed. Roughly 20 more are under construction and roughly 10 more are in design review.
- Trash Logistics in the cabin areas are requiring more frequent pickups in the summer months. We have had a problem with owner's leaving town and placing their trash in someone else's trash container. Please place your trash in your own container.
- Recycling. The City Council has approved a mandatory recycling program for all City residents. Implementation procedures are being developed. Monthly rates will increase from a base charge of \$13 per month to roughly \$26 per month and will include a mixed recycling bin.
- Tree Rules. The HOA has guidelines for trees maintenance on private property. All dead trees must be removed for fire mediation reasons. Some additional trees can be removed to improve views, but in both cases please contact Nancy, the Community Manager, regarding any need to remove trees.
- Weeds, Homeowners need to take care of noxious weeds both in the spring and in the fall.

Q & A:

Question: Can the City put in a road that would go up to Big Mountain, on Stoltze Land North of Fish Camp, which would then drive traffic through Iron Horse?

Answer: The City purchased the Stoltze land for an easement to protect part of the City's source of drinking water on this property, and to then extend an easement to Whitefish Legacy Trails for the Whitefish Trail to go through this property. While in theory this might be possible, the very purpose of this easement would seem to preclude this possibility. Furthermore, the geography of this land is not conducive to a roadway.

Question: Bikers are continually speeding down Iron Horse Drive. What can be done? Additional signage? With the addition of more bikes, ebikes, and Finn Cycles an accident is waiting to happen.

Answer: We are looking for a creative way to educate people that ALL vehicles need to obey the 25 MPH limit. We can look at selective signage to help, but just putting up more signs creates an atmosphere where all signs are ignored.

Question: I live near the end of Shooting Star and have seen a lot of people heading into the Conservation Easement to hang out. Can we put an additional camera there?

Answer: Great idea. Consider it done. We will continue to put cameras in select areas such as this.

Election Results:

The Inspectors of the Election reported Candidate David Brandt was elected to the board with a vote of 69 in favor and 4 against.