

**Iron Horse Homeowners Association  
Board of Directors Meeting Minutes  
February 15, 2022**

**Present:** A quorum was obtained with Andy Moshier, Randy Phillips and David Brandt on telephone conference. Nancy Nicoll, Community Manager was also present.

**Call to Order:** President Andy Moshier called the regular meeting of the Iron Horse Homeowners Association to order at 3:37 p.m.

**Approve Minutes:** The minutes from the November 16, 2021 Regular Board Meeting were approved as submitted. Minutes from the special Board Meeting to discuss the generator held on December 21, 2021 were approved as submitted.

**Financial**

The financials for the year 2021 were reviewed, variances and accounts receivable report were approved for file. The billing for the 1<sup>st</sup> quarter of 2022 with the increase of dues were sent out and were due January 31<sup>st</sup>. The accounts receivable report looks good with follow up at the end of this month.

**Management Report**

We currently have 28 homes in the building phase with notification of 2 more homes being added soon. Security reported more than usual heavy truck traffic for this time of year.

The City of Whitefish will be removing the large the trash dumpsters at the cabins and replacing them with individual bear proof cans and will be incorporating recycling in the near future. A timeline on these has yet to be determined. Nancy is working on the redesign for these enclosures to better accommodate the new containers utilizing a portion of the existing enclosures.

Iron Horse Cabins Garages are being reviewed, the Iron Horse Cabins currently have carports. The Vice President of the Cabins Board, Paul Vigneau, Ron Nash, Architect of the DRC and myself met to briefly discuss what feasibility option we have to enclose these carports and make them into garages. A suggestion was to get a builder to estimate this out. Mr. Nash estimated the cost to be between \$300,000 and \$500,000.

Cabin Caretaker Change. Ricky Priegel has given his notice to quit as the Cabin Caretaker. He has agreed to stay on until we can find a qualified candidate. I have started the interview process and hope to find a suitable replacement soon.

Homeowners Meet and Greet. Andy and I spoke about the need to have a friendly Meet & Greet in mid-June. We have new owners, and it would be good to have them meet current homeowners and also to take the opportunity to educate homeowners on Security, DRC Fire Emergency Preparedness and a Wildlife Officer. We would Allow each to speak for approximately 10-15 minutes, then they will each

have a table set up with information and to answer any questions on these important subjects. This will be held at Fish Camp, it will be catered by the Golf Club with wine, refreshments and hors'd'oeuvres. This is a good way to start the busy summer.

#### **Old Business:**

1. Well Pump House and Generator Garage scope of work. A scope of work has been given to three contractors to bid on building two sites, one is a garage at well #3 located by Fish Camp to store our portable generator. The second structure is to build a cover for the large electrical panels. These both have been in the weather elements for a number of years and need to be protected to ensure the life and to spare a large expense to replace either of these.
2. Mountain Gateway reported by Andy Moshier, the latest vote was 5 to 1 not in favor. There were no additional comments from the City Planning Staff.
3. Naming of Properties on Headstones – The board did not see any reason to disturb or pursue this any further as long as there is no obscure sign and to leave this decision to the Design Review Committee.

#### **New Business:**

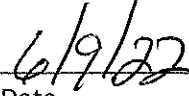
1. Quarterly Community Newsletter- A one-page newsletter on important items for homeowners to be aware of. Topics for the first newsletter are; Home Construction Update, Chip Seal road work this summer, Pets, Recycling, Meet and Greet and a Call to Serve on the Board.
2. NW Energy – Lot 205, 145 Woodlandstar Circle is where NW Energy will come in and set up their gas gate to bring in more much needed lines. Approval is needed from Iron Horse with the work to be done this spring. NW Energy did an addition at another site over a year ago and they were to do remediation on the side of the road on Iron Horse Drive they hydroseeded but it did not take because they did not do the proper preparation work. This involves hydroseeding with the optimal time to do this task in the fall. This was not done to the satisfaction of Iron Horse and we are asking that they redo this. This new project by Woodlandstar Circle would also need the hydroseeding after the gas gate is installed.
3. Chip Seal Coating Road Work - The bid for chip sealing this year and to complete the remaining roads has increased by 20%, we would need the roads to be pickup broomed with a water truck. We would need to include Birchleaf Rd.
4. Upgrade Security Equipment – At the Welcome Center the Security cameras, monitors, DVR System all need an upgrade. The current system is now obsolete, new monitors, video cameras, and updating the printer. A detailed scope of work has been done and bids will be taken.
5. Fiber Optic Cable is getting closer to Iron Horse. There is a new company Interbel out of Eureka, MT that is currently bringing the Fiber Optic Cable to West Valley in Kalispell. A Follow-up call with this company to find out more information will be done.
6. Building Envelope Variances – Currently there are three homes with requests to change their building envelope. The variance process is the application, submittal to the DRC, the DRC approves or comments, this then is sent out to all the surrounding neighbors within 150 ft. for comments. When comments are received, they are kept confidential, the DRC reviews and considers the comments, votes on an approval or no approval with comments, this then goes to

the HOA board for a final decision. Owners are encouraged to do this early on to avoid any extra costs if this is not approved.

**Next Meeting Date:** The next meeting date is April 26, 2022, at 3:30 p.m.

**Adjourn:** There being no other business, a motion was made, seconded and unanimously approved to adjourn the meeting at 5:05 p.m.

  
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Randy Phillips, Secretary

  
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Date