

**Iron Horse Homeowners Association
Board of Directors Meeting Minutes
November 16, 2021**

Present: A quorum was obtained with Andy Moshier, David Brandt, Greg Lovasz, Ronnie Harpe and Randy Phillips by 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 9:02 a.m.

Approve Minutes: The minutes from the September 14, 2021 Regular Board Meeting were approved as submitted.

Financial

The October 2021 financial statement, variances and accounts receivable report were approved for file. A question on the Owners Deposits amounts on the current balance sheet, will report back. Discussion regarding a few delinquencies and the possibility of a lien being filed. Sending a certified letter prior to the lien filing is recommended.

Management Report

Currently 28 homes being built. Sales have been steady with 5-6 homes/lots in the last month. Incidents reported, accidents, dog attacks with many owners not leashing up their pets. Informing Owners on a regular basis to get the word out on the leash laws both from the City of Whitefish laws and Iron Horse rules.

Old Business

1. 2022 Budget
The increase dues with roughly \$160,000 more revenue to offset costs of security, increased vendor costs, DRC costs, does this need to be raised. Better monitoring and watching closely on these numbers will show if this was enough of an increase. A motion was made to approve the 2022 budget, seconded and unanimously approved.
2. Well Pump house and Generator Garage
Discussion of the generator garage to be built by Fish Camp to cover to protect assets. A meeting will be scheduled mid December when board members are present with Mark Munsinger to discuss each pump house and what he needs, the scope of emergency and details.
3. Mountain Gateway
A City meeting was held and there were many in attendance against the project, a new meeting will be held this Thursday for further discussion, a notice to owners will be sent out.
4. Naming of Properties on Headstones
There have been no complaints to date, leave it as it is, possibly run this by the DRC for any comments.

New Business

1. Welcome Packet
Suggestion to include the Whitefish Trail Map. Information on the DRC Guidelines and how to

get to the guidelines on the Iron Horse Website.

2. Night Sky Ordinance

The City of Whitefish has a Night Sky Ordinance, the stipulation the DRC has is for lights to be low in wattage and pointing down. There is nothing that states turning your lights off at night. Follow the City of Whitefish Ordinance, all lighting on new home goes through the DRC for approval.

3. Home Address Markers

All address markers need to go through the DRC for approval and goes along with the house plans.

4. DNRC Fire Mitigation

Recommend, creating 3 feet around the home for a non-combustible zone. Conifer trees should be limbed up 4-6 feet. Trees beyond 100 ft from the home should have good crown spacing 15 feet to reduce the chances of crown fire and keep the fire on the ground. Overall most of the homes were well maintained and did notice some of the homes had conifer trees in the 15-20 foot area around the home.

5. A report from the DRC on the Aesthetics of Fuels Management in a second growth forest. The DRC chose lots 213, 214 & 215 to be the subject properties as they are very dense in foliage. A letter was written to the owner with help from the DRC Landscape Architects to oversee his lots and to help in this process. Contact Bruce and Pat, DRC Landscape Architects for 3 rules to follow, to lower insurance premiums.

6. Drones

Real Estate Agents are using drones for selling homes. The use of drones needs to follow the contractor hours; 7:30 a.m.– 6:30 p.m., Monday to Saturday Only. No Sundays or Holidays. Be conscience of people's privacy, follow the Montana State Drone Rules. A letter will be sent out to the main real estate companies informing them of the main rules at Iron Horse.

7. Fall Update Newsletter

One minor change to the newsletter and it will be sent out next week.

8. Entrance Update

A rendering was presented, the new concept was not what Iron Horse had wanted however, it did open the discussion and the board indicated the Iron Horse Logo on the front of the pillars in a larger scale, possibly being back lit instead of from the bottom to be able to see it better. This is to be run past the DRC for any comments and the Golf Club, then implemented.

9. Christmas Bonus List

The employee and vendor Christmas Bonus list was presented and approved by the board.

Next Meeting Date: The next meeting date is February 11, 2022 at 9:30 a.m.

Adjourn: There being no other business, a motion was made, seconded and unanimously approved to adjourn the meeting at 11:22 a.m.



Randy Phillips, Secretary

6/9/22

Date