

**Iron Horse Homeowners Association
Board of Directors Meeting Minutes
January 3, 2024**

Present: A quorum was obtained with Andy Moshier, David Brandt, Daniel Lowe, Scott Sanderude by teleconference, Randy Phillips, and Nancy Nicoll, Community Manager.

Call to Order: President Andy Moshier called the regular meeting of the Iron Horse Homeowners Association to order at 2:00 p.m.

Minutes Approval The minutes of September 12th, 2023, were presented to the board for approval. The minutes were approved by all board members.

Financial Report We now have two CD's of \$250,000 at First Interstate Bank, the first CD matured on December 7, 2023. Another CD at American Bank can be purchased. Our Treasurer has been authorized to check in to this.

As of December 29, 2023, the balance of assets is \$1,698,150.44. The profit and loss show the expenses at the end of the year are right in line with the 2023 budget.

The Aging report shows several negative numbers due to the water billing with many owners having a small credit balance.

Budget 2024

Budget Review. Reduce Post Office Box Improvements down to \$20,000.

Add Cameras and Fire Truck Equipment \$30,000.

Missed the deadline for a Dues Increase for the start of the new year, this can be implemented in July for the second half of the year if it is determined.

Mtn Max Update

There are approximately 80 owners signed up for Mtn Max Internet. Some owners have received their internet and it has been reported the speeds are a huge improvement. MtnMax has a list of owners that will be connected this Spring.

Mailboxes

A quote was obtained through Salsbury Industries for the additional mailboxes we need. They are holding this quote until after our Board Meeting for approval.

A motion was made to place the order for these mailboxes to duplicate what is existing in the to be received in March of 2024. The motion was seconded and approved by the board.

Water/Well System

In viewing the water usage some owners are using more than others. The tipping point is 200,000 gallons. It is a good idea to have the property managers look at these high numbers and check if there are any leaks in the system. Managers should be educated to check the irrigation lines.

The water system can be mentioned in the upcoming Newsletter for the HOA. There is a \$15 amount to stay connected and we need to look into charging for a hookup fee.

Generators

Pricing for generators for the water system is in the works. Bids will be taken, and the board can determine which system is best.

Road Repairs

- Initially road repairs were to be done in the fall of 2023. Due to the workloads of road contractors, this did not happen. We are on the schedule for this Spring determined by the weather. This was to repair cracks and manhole covers in the designated areas.
- Iron Horse Drive just west of the guard station is an area where the south side of the roadway has an underground spring. Water seeps through the patched area and is now breaking up. There are also areas just a few feet away where holes in the asphalt have appeared. A French drain may need to be placed under the roadway to deter this water off the road and run it to the ditch. The cost estimate for putting in this French drain is \$20,000 (not to exceed), then patch, chip sealing over this patch is estimated at \$3,000.
- Areas on the side of the roads were discussed. These areas are looking un-natural and the possibility of hydroseeding with a fescue mix along Iron Horse Drive from Lower Prairiesmoke, upper Prairiesmoke to Woodlandstar. The watering of this can be done by Security until it gets established. The security vehicle will have a portable mounted water tank. This will be looked into on the first of April. Taking action April 1-10th.

Design Review Committee Alternate – replacing Landscape Architect, Pat Thomas

Pat Thomas moved to Idaho and has been working long-distance on items for the Design Review Committee as the alternate for Bruce Boody. Kevin Richardson suggested Cate at NW Design Studios. Unsure if this would affect Bruce Boody.

Property Managers Meeting

There are several items to warrant a property manager meeting. Keeping the property managers informed and re-establishing expectations for them. A meeting will be set up for January 25 or 26th. Some topics are; Sprinkler Systems, Mail, Trash Containers, etc.

Adjourn: There being no other business, a motion was made, seconded, and unanimously approved to adjourn the meeting at 4:04 p.m.



Randy Phillips, Secretary



Date