

**Iron Horse Homeowners Association
Board of Directors Meeting Minutes
May 07, 2024**

Present: A quorum was obtained with Andy Moshier, Scott Sanderude, Daniel Lowe and by teleconference David Brandt and Randy Phillips, and Nancy Nicoll, Community Manager in person. Also in attendance were Gavin Pierre, GP Waterworks, and Dom Goble, Jeff Cicon, and Pat Neller -- all with Morrison -Maierle Engineers, and the latter by teleconference.

Call to Order: Andy Moshier called the meeting of the Iron Horse Homeowners Association to order at 2:01 p.m.

Minutes Approval. The minutes of March 12, 2024, were presented to the Board for approval. The minutes were approved.

1. Morrison-Maierle Report – A thorough discussion of the aquifer, water system, and current and future repairs capital expenditures needs was presented by the Engineers. A detailed report was done by M+M and provided. A discussion point was to the effect that our aquifer is affected by snowmelt, rain, seasonal fluctuations, and irrigation drawdowns of the system, with recharging taking 1-3 months.
 - Water losses due to leaks are consistent all year long. These amount to 42-43% loss in the winter. Are our water meters reading correctly.
 - When do we need to do something? Discussion was held on hiring a leak detection service to find system leaks. Gavin commented that these projects often have inconsistent results. The proposal was tabled due to the current lower level of system leaks relative to the entire system usage.
 - The Board approved the M+M recommendation to install dynamic water pump water level sensors to measure aquifer levels every 5 minutes. This will provide quality data to analyze at the end of 2024.
 - 150k gallons of annual irrigation water usage is the median, with 170k gallons being the average.
2. Water Surcharge Policy Discussion
 - Contact the City of Whitefish – can they provide an excel spreadsheet, which we could use to more efficiently gather data? Is the City notifying residents of leaks?
 - The Board previously approved irrigation water costs of \$6 /1,000 gallons for any usage under 200k of gallons in the 3rd quarter, and \$10/1,000 gallons for any usage over 200k.
3. Elevated Accounting
 - The current accounting firm used by the Iron Horse HOA and CCOA is Elevated Accounting.
 - Elevated started in March of 2023 with an hourly billing rate of \$75/hr. We feel we are paying a premium for this service, and the Board feels there would be simplifications if the service were in house.

- Jennifer Brinkmeyer is the Controller for the Golf Club, and she expressed an interest in doing the accounting for the HOA & CCOA which would bring it in house.
- A discussion point was to pay her a fixed rate for the HOA and CCOA services which would be a savings to the HOA and CCOA.

A motion was made, seconded, and unanimously approved to replace Elevated Advisory & Accounting with the Golf Club Controller, Jennifer Brinkmeyer, starting June 1, 2024.

4. Road Work

- Road work has begun and is almost completed on the crack repairs and replacing manhole covers. The company that was hired was All In One and did a great job with these repairs.
- Work will begin on Monday, May 13, 2024, to cut into the roadway on South Iron Horse Drive to replace a failed pipe under the roadway and to asphalt this area where the road was breaking up.
- After all repairs are completed, we will stripe the roadway.

5. Mailboxes

- Additional mailboxes were purchased and will be installed next week. We will still be short of enough mailboxes for full build out. We will then have enough mailboxes for 224 residents.
- Discussion was around the need to purchase a last quadrant of mailboxes to add another 80 boxes for a total of 304 boxes, which will be enough for full community build out, including existing empty buffer lots which may get sold at some future time.
- The Board will discuss further the timing of ordering the final 80 boxes for possible installation in the fall.

In regard to the various major capital projects, which we are doing this spring and fall, there may be a need to move money from the Reserve account to the Operating account to cover these costs.

A motion was made to authorize the Treasurer to move up to \$200,000 from the Reserve account to the Operating account, if needed, to cover the cost of these capital projects. The motion was made, seconded, and unanimously approved.

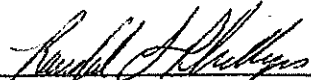
6. Guardrail Repairs

- The guardrail replacement at the curve by the Clubhouse will be done this fall in September or October.
- The cost will be approximately \$50,000. Some of this money has been covered by Insurance and the rest will be paid by the Iron Horse HOA.

The sandwich board sign by the guard station does not appear to be clear. We may need to have the Sign Holder with the Iron Horse logo be a different color, or make other modifications.

Next Meeting Date: Wednesday, June 26th at 3:00 p.m. at Fish Camp with the Town Hall Meeting to Follow.

Adjourn: There being no other business, a motion was made, seconded, and unanimously approved to adjourn the meeting at 4:25 p.m.



Randy Phillips, Secretary

Date 5/20/2024