

IRON HORSE TOWNHOMES ASSOCIATION

ANNUAL BOARD MEETING

June 13, 2022 Kristy Colborn's Residence

Call to Order & Determination of Quorum: Board members Kristy Colborn, Carol Olson-Keane and Vicki Downing were present. Homeowners present were Amanda Lloyd, Jodi Robertson, and Diane Lund. With 100% of the Board attending, and 3 homeowners present, a quorum was established. From Source HOA, Janet Samples and RaeAnne Hadley also attended. Vicki Downing acknowledge the notice of this meeting. The meeting was called to order at 6:01pm by Kristy Colborn.

Approval of Meeting Minutes – December 2, 2019: The meeting minutes from the Annual Board meeting held on December 2, 2019, were emailed to the Board members in advance of the meeting. Members waived reading the minutes. Amanda Lloyd moved to approve the minutes as presented. Carol Olson-Keane seconded, and all were in favor.

FINANCIAL REPORTS: Janet Samples presented the financial reports and answered questions. Kristy Colborn asked if Source would review the snow removal expenses to see if any balance from that budget could be used towards irrigation and sprinkler repairs. Kristy also asked for clarification on the common area maintenance Janet clarified that it was for the common areas that Iron Horse Townhomes owns and maintains.

INFRACTIONS: Kristy Colborn stated that parking infractions would be discussed in New Business.

OLD BUSINESS:

- **SPRINKLERS:** Kristy Colborn reported that the power to the electrical box controlling the sprinkler system for units 103-109 had been disconnected from power. She and Carl reconnected the power and the system is up and running. Kristy asked members to report problems with their irrigation sprinkler system to her.

FOUNDATION REPAIR ISSUES OF DRAINAGE AND LAND MOVEMENT ON 31: Kristy Colborn discussed the sinking foundation at Carol Olson-Keane's unit 31. It is likely that the foundation is sinking because rainwater is not being diverted through the gutters far enough away from the foundation. Rain gutter extensions will be installed at units 31 and 24 to potentially slow down the sinking foundation. The foundation repair at unit 31 is estimated at \$27k. The repair is currently on-hold.

NEW BUSINESS:

- **ROOF ISSUES AFTER WINDY SPRING:** Kristy Colborn discussed the roof damage caused by high winds this spring. Nate Anderson with Roofmax did an estimate for the roof repair. Diane Lund asked about filing an insurance claim. Kristy Colborn will contact San Juan Insurance to ask questions about coverage and for an adjuster to inspect the roofs before any decisions are made on how to proceed.
- **PARKING:** Kristy Colborn asked if Source would send an email blast to remind residents to park in the correct direction, not block driveways and not block trash cans on recycle and trash days. Janet Samples also suggested to deliver the printed notice to each unit.
- **RATIFICATION OF BOARD MEMBER CAROL OLSON-KEANE:** Janet Samples discussed the interim appointment of Carol Olson-Keane to the Board of Directors. Kristy Colborn motioned to appoint Carol to the Board, Vicki Downing seconded, and all were in favor. Vicki Downing asked to remain on the Board as a Member. Janet Samples stated that there must be not less than three and not more than five Board members. No other members were nominated or volunteered to serve on the Board. The Board will continue to recruit for additional Board members.
- **Reserve Funding:** Janet Samples recommended the Board review the Reserve Study to determine if the roofs were included.

Next meeting date: The next Annual Meeting will be held on Tuesday, June 6th, 2023.

With no further business to discuss, Kristy Colborn adjourned the meeting at 6:58 pm.

RESPECTFULLY SUBMITTED by RaeAnne Hadley, Source HOA.