

**MINUTES OF THE
IRONWOOD OWNERS ASSOCIATION XIII
BOARD OF DIRECTORS MEETING**

DATE: November 6, 2008

PLACE: 73-550 Alessandro, Palm Desert

PRESENT:

Dave Alexander, President /Treasurer
Sherry Ruffell, V. President
Edwin Deer, Secretary
Roger Comerford, Director
Jack Garacochea, Director

ABSENT: None

ALSO PRESENT:

Nancy Parkinson representing Desert Resort Management.

CALL TO ORDER

The meeting was called to order at 2:10P.M.

CONSENT AGENDA

M/S/C *Upon a motion made, seconded and carried, the Board resolved to approve the consent agenda items:*

A) *April 18, 2008 Board meeting minutes as corrected and*

B) *The following Actions taken without a Meeting:*

- *Financial statements for April 30; May 31; June 30; July 31; August 31; and September 30, 2008 subject to audit.*
- *Annual Roof Maintenance proposal from Western Pacific Roofing in the amount of \$2,100.*
- *Reserve Study proposal for 2009 by Robert Tuvell, CPA, in the amount of \$250.*
- *D & O Insurance renewal as presented by LaBarre/Oksnee Insurance Agency in the amount of \$765.*
- *Palm Tree trimming proposal as submitted by Reliable Tree Care in the amount of \$29 per tree.*

Motion carried.

OLD BUSINESS

The Action List and Service Order Report were reviewed and accepted to file.

73-665 Jasmine Place

The Ficus tree has been removed adjacent to the wall of the front courtyard. The Board discussed the issue of the walkway repair. At this time the Board has interpreted the CC&Rs to state that the walkways are the responsibility of the

owners. The owner of this property will be contacted in regard to the trip and fall hazard apparent in the uplifted sections of the walkway leading to the front of the home.

Ironwood XIII/Ironwood VI Merger

Discussion was held on the merger talks with Ironwood VI. Mr. Alexander did an extensive background check into the finances of both associations. Ironwood XIII will benefit the most from a merger with Ironwood VI. They would also need to bring their Reserves limits up to that of Ironwood VI. The Board members are to contact their fellow members and discuss with them the pros and cons of the merger and obtain a feel of who is for and against the merger should an official vote be taken. Mr. Alexander is to have a further meeting with Bob Manion, President of Ironwood VI.

Association Address Book

It was mentioned that the Association, at one time, had a map with the owners of each property listed with their addresses and phone numbers. The Board would like an updated address book with map, including e-mail addresses if available, to be given to the owners in Ironwood XIII.

NEW BUSINESS

ICA Forum – Community Enhancement

The Board discussed the upcoming forums being held by ICA to review the Community Enhancement project being planned by ICA for Mariposa and Irontree. The Board has agreed that they would attend the December 9th forum at 9:00 A.M.

Peters & Freedman

Discussion was held on the legal fees charged by Peters and Freedman in researching the title to the property known as Lot AA which surrounds Ironwood XIII on Mariposa, Irontree and behind the homes on Jasmine. As legal counsel is not a real estate attorney the Board feels that they should have notified the Board and recommended a firm that is more cognizant of real estate issues.

Mr. Deer has been working with the Association to extend his property into common area. It was found that Silverspur Developers negligently forgot to deed the common area lot over to the Association. Mr. Alexander will be attending the ICA Board meeting to discuss the legal fee costs with the ICA Board. ICA's Community Enhancement project would also be encompassing some of the common area covered in this lot.

Budget

The Board discussed the draft budget as presented by management.

M/S/C *Upon a motion made and seconded, the Board resolved to approve the 2009 budget as presented at \$728 per unit per month, with a one time Reserves Special Assessment of \$900. Motion carried.*

Reserve Study

The Board discussed the 2009 draft Reserve Study as submitted by Robert Tuvell, CPA.

M/S/C *Upon a motion made and seconded, the Board resolved to approve the 2009 Reserve Study as submitted by Robert Tuvell, CPA. Motion carried.*

OTHER

CC&Rs – proposed amendment

The Board discussed a proposed amendment to the CC&Rs that would turn the responsibility for driveway/walkway repairs and replacement over to the homeowners. Mr. Alexander will be drafting the amendments which will be reviewed by legal counsel. Upon legal counsel's approval a ballot will be sent to the owners for a vote.

CORRESPONDENCE

Correspondence was reviewed and accepted to file.

NEXT MEETING

The next Board meeting will be held on December 9th at 1:00 PM at the home of Roger Comerford.

There being no further business to discuss, the meeting was closed at 4:05 P.M.

Respectfully submitted,



Edwin Deer, Secretary
Ironwood Owners Association XIII
As recorded by Nancy Parkinson, CCAM®
Community Association Manager
Desert Resort Management