

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

**DATE:** April 21, 2009

**PLACE:** Desert Resort Management Conference Room

**PRESENT:**

Wes Fritts, President  
Del Funkhauser, V. President  
Joanne Dunkin, Secretary  
Doug Versteeg, Treasurer  
Ernie Hawks, Director

**ABSENT:**

**ALSO PRESENT:**

Nancy Parkinson representing Desert Resort Management

**CALL TO ORDER**

Wes Fritts called the meeting to order at 9:00 A.M. after verifying that a quorum was present.

**OPEN FORUM**

There were no homeowners present at this time.

**CONSENT AGENDA**

Minutes:

The Board reviewed the March 20, 2009 Board meeting minutes and the March 20, 2009 Organizational minutes.

**M/S/C** *Upon a motion made and seconded the March 20, 2009 Board meeting minutes and the March 20, 2009 Organizational meeting minutes were approved as submitted. Motion carried.*

Financials:

The March financials were not available at this time.

Doug Versteeg asked for some clarification when it came to foreclosures and collections. Mr. Versteeg wanted to know why the previous Board had sent some accounts to collections instead of having legal counsel file judgments, etc.

Mr. Versteeg also mentioned that he had met with Robert Tuvell, CPA, who will be putting together the 2010 Reserve Study. The discussions with Mr. Tuvell led to possibly extending the Reserve Study for roofs out from ten (10) years to twelve (12) years. There was talk, as well, about reducing the minimum reserve balance in from \$129,000 down to \$50,000; but after some discussion with Fred Bulleit, Mr. Versteeg opted to leave this item alone.

Actions taken Without a Meeting

**M/S/C** *Upon a motion made, seconded and carried the Board ratified their approval of the of the draft audit of the Association's 12.31.2008 yearend financials as presented by the firm of Scott Corp. an independent auditor.*

**OLD BUSINESS**

Service Orders

The Board reviewed the Service Orders and accepted to file.

### Western Pacific Roofing

The Board reviewed the roof program for the seal coating of the flat portions of the roof and the decks. At this time the Board has opted to hold final payment to Western Pacific Roofing until they have met with AWS Roofing Consultants to possibly enter into a contract with them for the inspection of the finished roofs. Ms. Parkinson is to contact AWS Consultants to set up a meeting as soon as possible as two of the Board members will be leaving for the summer. Mr. Versteeg indicated that if a contract is signed for inspection of the roofs that the inspectors look at approximately 20% of the roofs that have been recently done. If there is anything wrong with them then the rest of the roofs will need to be inspected as well. The final payment to Western Pacific for this last phase of roofs is being held until the Board has met with AWS Roofing Consultants.

### **NEW BUSINESS**

#### ICA Enhancement Project/street program

The Board reviewed some of the information that has been disseminated by ICA and the various Ironwood HOAs re the Community Enhancement Program and the Streets Program. It appears that at this time ICA will be moving forward with completion of the Streets Program prior to beginning the Enhancement Program.

#### Insurance

Ms. Parkinson brought to the Board's attention that they have two D & O policies. One portion of the D & O is with State Farm and the remainder with LaBarre/Oksnee. Ms. Parkinson recommended going with LaBarre/Oksnee when this policy renews again next year. The Board also discussed the possibility of going out for bid on the insurance next year to see what competitive pricing they can get.

#### 48-927 Phlox – correspondence re damages

The Board reviewed the information submitted by the owner of 48-927 Phlox and the rebuttal by Western Pacific Roofing. A Board member gave some past history re this owner to give the rest of the Board an overview of previous actions. Ms. Parkinson and Wes Fritts will arrange a meeting with the owner to review her concerns.

### **OTHER**

#### Trash receptacles

The Board discussed the difficulty of getting replacements for the in-ground trash can liners and lids. Several of the Board directors will be looking on line to find other companies that can replace these as management has had an order in for six months and the liners are still on back order.

#### Rabbit Control

The Board discussed the further need for rabbit control.

*M/S/C Upon a motion made, seconded and carried the Board resolved to approve stopping the rabbit control program. The pest control company will be notified.*

### **CORRESPONDENCE**

The correspondence was reviewed and accepted to file.

### **NEXT MEETING DATE**

The next Board meeting will be determined.

### **ADJOURNMENT**

There being no further business to discuss the meeting was adjourned at 10:30A.M.

*M/S/C Upon a motion made and seconded, the meeting was adjourned at 10:30 A.M. Motion carried.*

Respectfully submitted,

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Joanne Dunkin, Secretary  
Ironwood Owners Association II  
As recorded by Nancy Parkinson, CCAM®  
Community Association Manager  
Desert Resort Management

DRAFT