

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

DATE: January 14, 2010

PLACE: Desert Resort Management

PRESENT:

Bob Gray, President
Tom Robertson, V. President
Alison Delf, Secretary/Treasurer
Kathy Dwyer, Director
Rick Brezer, Director

ALSO PRESENT:

Nancy Parkinson representing Desert Resort Management.

CALL TO ORDER

Bob Gray, after verifying that a quorum was present, called the meeting to order at 3:00 P.M.

OPEN FORUM

No homeowners were present.

CONSENT AGENDA

M/S/C *Upon a motion made, seconded and carried the Board resolved to approve the Consent Agenda as presented:*

- *November 12, 2009 minutes as presented.*
- *Actions taken without a meeting:*
 1. *Ratified approval of the proposal submitted by AK Landscaping in the amount of \$2,500 for the trimming of all canopy trees in the Association.*
 2. *Ratified approval of the proposal from the Western Pacific Roofing for the tile underlayment replacement in the amount of \$9,022 (\$9182 less discount of \$160) at 73-295 Phoebe Court.*
 3. *Ratified approval of the November 30, 2009 financials as presented subject to audit.*

OLD BUSINESS

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

Painting Program

Alison Delf and Tom Robertson have been working on assignment of colors to the units. The Board discussed options for landscaping during the painting program. AK Landscaping will be cutting and tying back plants from the walls and then putting them back after the painting is completed. The Board discussed letting the owners have the option of having old/woody plant material removed at this time (and replaced at the owner's expense). Mr. Robertson asked that Tim Hoss of Vista Paints contact him as soon as possible to review some of the paint color choices.

Rules & Regulations – Fine Enforcement

The Board reviewed the fine enforcement policies for ICA.

M/S/C *Upon a motion made, seconded and carried the Board approved adapting the ICA Fine Enforcement Policy for Ironwood Owners Association III and sending out to the members for a 30-day review and comment period.*

CVWD – water usage

The Board reviewed the spreadsheet provided by management on the water bills/usage by the Association in 2009. This spreadsheet will be updated on a quarterly basis for further review and water usage control.

NEW BUSINESS

Nancy Parkinson – Annual Certified Disclosure Statement

Ms. Parkinson submitted a disclosure statement to show the Board that her CACM manager certification is still in force.

California Assembly Bills – New Laws

Discussion was held on the two new laws that went into effect January 1, 2010. The first is on electronic transmissions. This will enable large mailers, newsletters, etc. to be e-mailed to homeowners that “opt in” for receipt of Association communications in this way. The second was on committees and them being comprised of all Board members if the committee has any authority.

Lighting Maintenance

The Board reviewed the proposal submitted by Desert Properties Light Maintenance (“DPLM”). The Board has tabled this until the next Board meeting.

New light fixtures were reviewed by the Board. Tom Robertson would like to see one installed so that he can see how it illuminates. DPLM will contact Mr. Robertson to set up a meeting.

CORRESPONDENCE

The correspondence was reviewed and approved to file.

COMMITTEES

Architectural Committee: Tom Robertson went over some possible architectural applications i.e. patio extensions, paver applications.

Landscape Committee: Kathy Dwyer will be meeting with AK Landscaping to go over areas that are being turned to desertscape.

Lighting Committee: Ms. Parkinson will be obtaining new light fixture information from Desert Properties Light Maintenance which she will forward over for Tom Robertson’s review.

ANNUAL MEETING – March 25, 2010 @ 3:00 P.M.

M/S/C *Upon a motion made, seconded and carried the Board approved Desert Resort Management as the Inspector of Elections for the Annual Meeting.*

M/S/C *Upon a motion made, seconded and carried the Board approved Rick Brezer and Alison Delf as the Nominating Committee.*

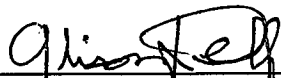
NEXT MEETING

The next regular meeting will be February 18, 2009 at 3:00 P.M.

ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 4:45 P.M.

Respectfully submitted,



Alison Delf, Secretary
Ironwood Owners Association III
As recorded by Nancy Parkinson
Community Association Manager
Desert Resort Management