

**MINUTES OF THE ANNUAL MEETING
OF THE MEMBERS OF
IRONWOOD OWNERS ASSOCIATION III**

DATE: April 2, 2009

TIME: 3:00 PM

PLACE: Pool 11

ATTENDANCE: John Maye, Bob Gray, Alison Delf, Kathy Dwyer, and Tom Robertson. Also present were Nancy Parkinson, Jan Baker and Jodi Gaylord representing Desert Resort Management and homeowners as evidenced by the sign in sheet.

CALL TO ORDER

The meeting was called to order at 3:05 PM. John Maye welcomed the members attending and introduced the Board members and Management and then asked the members to introduce themselves. It was noted for the record, that there was a quorum with members present and ballots sent in.

ELECTIONS

John Maye introduced the three (3) candidates running for the Board: Alison Delf, Tom Robertson and Rick Brezer. Mr. Maye asked if there were any nominations from the floor. As there were not, Mr. Maye announced that the nominations were closed. Mr. Maye asked that Jan Baker, Inspector of Elections, proceed with counting the ballots.

DIRECTORS REPORTS

Financial Report

Alison Delf reported that the Association was in a good financial position as of the end of 2008. \$22,000 remained as excess operating equity for 2008. The Board is giving this back to the members by maintaining dues at the current amount.

There were two increases in the budget that were notable: 5% to Ironwood Community Association; and 2.5% to Desert Resort Management.

Ms. Delf told the members that the Board has been very cognizant of the members desire to hold dues steady or reduce them. The Board managed to budget utilities at the same cost as 2008. Insurance premiums stayed the same (due to the hard work of John Maye).

Part of the member's dues goes to fund the Reserve account. This account is for capital improvement expenditures. The Reserve fund portion of the assessment increased by \$10,000 for 2009. The Reserve fund receives a full audit every three years.

John Maye, Alison Delf and Nancy Parkinson met with Robert Tuvell, CPA, to review the Reserve Study for Ironwood III. Ms. Delf received some very good answers from Mr. Tuvell that Ms. Delf and Mr. Maye were satisfied with.

In late 2008 management was made aware of the Virginia Graeme Baker Safety Act. This is a federally mandated law that requires association's to bring their pools and spas into compliance by splitting suction drains and installing unblockable drain covers. The deadline for compliance was December 19, 2008. However, legal counsel and the associations' insurance carriers indicated that if the Board did its fiduciary duty and had a signed contract with a pool contractor to do the work within the coming year that there should be no problems. Ironwood III's two (2) pools will be done in the summer of 2009.

Currently painting is scheduled for 2013. With the new colors being introduced in Ironwood the Board has been looking to accelerate and possibly do half of the homes in 2010 and the other half in 2011; or have them all painted at once in 2010. The Board will review the Reserve funds in early 2010 and make a decision.

Architectural Committee Report

Tom Robertson reported that there was little going on re architectural submittals in 2009. The Gray's patio was extended and Mr. Robertson indicated that if anyone else wanted to do so they should know that an easement must be purchased at \$25 a square foot. Plans would need to be submitted to the Architectural Committee for review and approval.

Mr. Robertson had devised a set of Simple Guidelines for remodeling or for expansion of a home. A brief review was given of the simple guidelines.

Landscape Committee Report

Kathy Dwyer is the chairperson for the Landscape Committee. Ms. Dwyer reported that the Board had installed two (2) Smart controllers for the association's irrigation system. The cost was approximately \$3,000 each with a rebate from CVWD for \$3,000. Ms. Dwyer stated that the largest savings should be seen during the months of January through May.

Ms. Dwyer also reported that the Board and Landscape Committee are interested in installing desert landscaping in the majority of the common area planter beds. This would save on water costs and the cost for annual flowers.

OPEN FORUM

Questions were fielded on the topic of desert landscaping by Kathy Dwyer. John Maye answered on the topic of solar panels for the pools. As the association's pools are community pools and cannot use pool blanket covers (liability) to help hold the heat in the water, solar panels are not a viable option at this time. Questions were asked of Ms. Parkinson in regard to DRM's "myaccount" website. Several of the owners wanted to know when a newsletter would be done as they hadn't seen one in some time. The question was asked of possibly merging with another association and what benefits there would be.

ELECTION RESULTS

Ms. Parkinson read the election results. Alison Delf, Tom Robertson and Rick Brezer were elected. Alison Delf gave a brief thank you speech to John Maye thanking him for his time on the Board and presented him with a plaque in recognition of his service to Ironwood III.

Ms. Parkinson also stated that the 2008 Annual minutes and the IRS Ruling 70-604 that states that any excess revenue over expenses for the year ended December 31, 2008 shall be applied against the subsequent tax year member assessments also passed.

The meeting was adjourned at 3:55 PM.

Respectfully submitted,

Alison Delf, Secretary
Ironwood Owners Association III
As recorded by Nancy Parkinson, CCAM®
Community Association Manager
For the Board of Directors

DRAFT