

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

DATE: February 19, 2009

PLACE: Desert Resort Management

PRESENT:

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

ALSO PRESENT:

Nancy Parkinson representing Desert Resort Management.

CALL TO ORDER

John Maye, 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

Minutes

Discussion was held on the January 8, 2009 minutes.

M/S/C *Upon a motion made, seconded and carried the Board resolved to approve the January 8, 2009 minutes as corrected.*

Financials

Discussion was held on the January 31, 2009 financials by Alison Delf. Ms. Delf asked why the line item for water was over budget already as the Smart Controllers have been in for some time. Mr. Gray mentioned that AK Landscape is also washing down the pool decks twice a week. He feels that once a week is sufficient. If needed the decks can be blown of one time. Discussion was also held on gas costs. Pool 11 was heated at the request of the Gray's and the Jeremiassen's prior to the scheduled heating time set by policy. The cost to do this came to \$260 plus \$30 for turning the gas on and off. Correspondence asking for reimbursement will be sent to the owners. Under common area maintenance a credit is showing for \$565. The Board would like to know what this was for.

M/S/C *Upon a motion made, seconded and carried the Board resolved to approve the January 31, 2009 financials as submitted.*

Actions Without a Meeting

M/S/C *Upon a motion made and seconded the Board approved the following Actions taken without a meeting:*

- *The Financial Statement ending December 31, 2008 as submitted subject to audit.*
- *73-275 Phoebe Court – proposal submitted by Western Pacific Roofing in the amount of \$1,600 for tile underlayment replacement.*

OLD BUSINESS

The Action List was reviewed and accepted to file.

Action List:

1. Pool 11 proposal from AK Landscape for a landscape change to the exterior pool planter beds to alleviate water damage from irrigation.

M/S/C *Upon a motion made, seconded and carried the Board resolved to approve the proposal submitted by AK Landscape in the amount of \$1,910 for changes to the exterior pool planter beds to alleviate further water damage from irrigation. AK Landscape is to replace the indicated Honeysuckle plants with something that will be less attractive to bees.*

2. 73-275 Phoebe Ct. – Cimoli – Ms. Cimoli submitted correspondence to John Maye the day prior to the February 19th, 2009 Board meeting asking that it be put on the agenda. Correspondence will be sent to Ms. Cimoli indicating that her request was too late and will be added to the agenda for the March 18th, 2009 Board meeting.

4. Robert Tuvell, CPA, meeting re Reserve Study with Alison Delf. Ms. Delf will submit two dates and times that she is able to meet with Mr. Tuvell which will be forwarded by Ms. Parkinson.

Sunrise Bank:

The Board has agreed to move the Association's operating account from Pacific Western Bank to Sunrise Community Bank.

M/S/C *Upon a motion made, seconded, and carried the Board resolved to approve moving the Association's Operating account from Pacific Western Bank to Sunrise Community Bank. The Bank signature cards will be signed following the Annual meeting to be held on April 2nd.*

VGBS Act:

The Board held further discussions on the Virginia Graeme Baker Safety Act.

M/S/C *Upon a motion made, seconded and carried the Board resolved to approve the proposals submitted by The Leak Detectors for bringing the association's pools and spas into compliance with the federal VGBS Act. Both pools and both spas are to be replastered as well. Permits are to be pulled immediately with work to begin in June or July. John Maye is opposed.*

Upon further discussion the Board also discussed a special assessment to recover the spent funds for the compliance work to be put back into Reserves.

M/S/C *Upon a motion made, seconded and carried the Board resolved to approve a Special Assessment to help pay for bringing the Association's pools and spas into compliance with the federal VGBS Act. The Special Assessment will be levied in the amount of \$315 per unit. John Maye is opposed.*

Gray Easement:

Discussion was held on the Easement agreement for the Gray property. Mr. Maye and Mr. Gray have been working with Wayne Guralnick, legal counsel, to resolve the issues regarding this agreement. Mr. Maye indicated that the final agreement should be sent by Mr. Guralnick at any time.

73-259 Boxthorn – Jeremiassen

Discussion was held on the application submitted by the owner of 73-259 Boxthorn. The approval letter dated April 28, 2008 stated that "an "Architectural Improvement Agreement" that will be sent to you, from the Association's legal counsel, which will require your notarized signature for the five foot easement into the exclusive use common area. This agreement must be returned to Desert Resort Management, together with a check in the amount of \$300.00 for the document preparation and recording fees, **prior to the commencement of construction.**" Correspondence will be sent to Mr. Jeremiassen requesting that he resubmit his application within two weeks from the date of the correspondence which will then be resubmitted to the Board to approve the Easement Agreement request. The correspondence will be sent by 1st Class U.S. Mail and by e-mail.

Pest Control:

The discussion on changing pest control companies has been tabled until further notice.

NEW BUSINESS

Legal Counsel:

John Maye discussed with the Board his recent interactions with Wayne Guralnick. At this time the Board has decided to stay with Guralnick and Gilliland for legal counsel. Ms. Parkinson has been directed to obtain a proposal from Epstein, Grinnell and Howell to be reviewed at the March Board meeting.

Governing Documents:

The Governing Documents meeting held by Janet Plat, ICA Board director, was reviewed by John Maye. It was discussed to review having Rules & Regulations with a fine enforcement policy for the Association in addition to the Rules & Regulations (and fine policy) of ICA.

CORRESPONDENCE

The correspondence was reviewed and approved to file.

COMMITTEES

Nothing at this time.

ANNUAL MEETING

The Annual Meeting will be held on April 2nd, 3:00 P.M. at Pool 11.

John Maye announced that he would not be running for the Board again. Alison Delf will run as an incumbent. Tom Robertson did not know at this time if he would run again citing health issues. The Board is acting as the Nominating Committee and will review several recommendations.

M/S/C Upon a motion made, seconded and carried the Board resolved to approve Desert Resort Management as the Inspector of Elections for the April 2nd, 2009 Annual meeting.

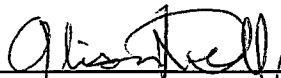
NEXT MEETING

The next regular meeting will be March 12, 2009.

ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 5:20 P.M.

Respectfully submitted,



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