

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

**DATE:** April 9, 2009

**TIME:** 4:00 P.M.

**PLACE:** Ironwood Association V – Pool Area #14

**PRESENT:** Paul Greene, Bill Lancaster, Roger O'Connell, and Frank Maguire.

**ABSENT:** Jim Volz

**ALSO PRESENT:**

Nancy Parkinson, Jodi Gaylord and Jan Baker representing Desert Resort Management and homeowners as evidenced by the sign in sheet.

**CALL TO ORDER**

The meeting was called to order at 4:10 p.m. President Paul Greene welcomed the members attending and asked that anyone attending the Annual Meeting for the first time to introduce themselves. He then introduced management consisting of Nancy Parkinson, Jan Baker and Jodi Gaylord and also the Board members.

Management advised that there was a quorum.

**ELECTIONS**

President Paul Greene introduced candidates running for the Board: Frank Maguire, Jim Volz, and Roger O'Connell. There were no nominations from the floor. Mr. Greene directed that the Inspector of Elections should begin counting the ballots.

**DIRECTORS REPORT**

Bill Lancaster stated that the homeowners would soon be receiving some information in regard to the swimming pools/spas: cost to maintain, to heat, etc. The information would also include recommendations from the Board on heating the pools, etc.

Frank Maguire reported that architectural applications/changes were slow in 2008. There was one renovation approved and the Architectural Committee expects another to be submitted soon. The final thirteen (13) roofs on Boxthorn were recoated. This recoating has a 10-year warranty. The Board has contracted with AWS Roofing consultants to inspect the roofs when they are done. All recommendations for corrections made by AWS Roofing were completed and have Board approval. The Board is currently reviewing the possibility of turning the repair/maintenance/replacement of the roofs over to the homeowners. Information will be sent out to the owners regarding this issue.

Landscaping changes have been slow, too. Some owners have been changing the planting beds around their homes to desert landscaping at their own expense. When

this is done the new drip irrigation is connected to the owners own water meter and not that of the HOA. The Board will be reviewing changing some of the common area planters to desertscape this coming year. Right now the HOA has not reserved or budgeted for this type of landscape change.

The Board has set up a painting program that will be done in phases. This year Boxthorn will be done (with the exception of 73-661 & 73-663 Boxthorn which were recently painted during remodels). The color palette that was chosen is the same used in Ironwood 6.

Mr. Maguire also stated that the pool pit equipment covers will be replaced this summer.

Roger O'Connell gave a brief outline of the Association's financial status. Mr. O'Connell stated that this is the first year in the history of the HOA that the year end Audit was available prior to the Annual Meeting. The auditor did not make any notes or recommendations to the Board, stating that the HOA stayed within their budget for 2008. At this time the Board feels the Reserve funds are adequate. They will be meeting with Robert Tuvell, CPA, prior to his preparation of the Reserve Study for 2010.

Paul Greene gave a brief description of the meeting between Ironwood 5 and The Reserve over the agreement signed in 1993 to preserve the views of the homeowners in Ironwood 5 when the Reserve was first built.

#### **OPEN FORUM**

Discussion was held on the topics of work orders – who to call; desert landscaping; outside house lighting – where to obtain new fixtures; and pool/spa temperatures; and putting the landscape contract out to bid.

Mr. Greene gave a brief outline of the Virginia Graeme Baker Safety Act and the need for the HOA to bring its pools and spas into compliance with this new law. The cost to do so is approximately \$36,000 that was not reserved for.

#### **ELECTIONS**

Ms. Parkinson advised of the election results: the newly elected officers are:

Frank Maguire, Jim Volz, and Roger O'Connell.

Ms. Parkinson also advised that the 2007 Minutes and IRS Ruling were approved.

The members were then thanked for attending the meeting. There being no further business, the meeting was adjourned at 5:10 P.M.

Respectfully submitted,

Roger O'Connell, Secretary  
Ironwood Owners Association V  
As recorded by Nancy Parkinson, CCAM®  
Community Association Manager for  
Desert Resort Management

DRAFT