

**MINUTES OF THE  
IRONWOOD OWNERS ASSOCIATION VI  
ANNUAL MEMBERSHIP MEETING**

**DATE:** February 13, 2009

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

**PLACE:** Pool Area #18, Palm Desert

**PRESENT:** Evidenced by Sign in Sheet  
Also present was Nancy Parkinson, Jan Baker and Jodi Gaylord representing Desert Resort Management.

**CALL TO ORDER**

Bob Manion called the meeting to order at 4:00 P.M. He welcomed the members attending the meeting and introduced the Board of Directors and management company representatives.

It was noted for the record that there was a quorum.

**ELECTION**

Bob Manion gave an introduction of the candidates running (Sheila Boin, Pher Holmberg, Bob Manion, Thomas O’Gara) stating that one board directors seat was open. Mr. Manion also stated that Desert Resort Management was the Inspector of Elections with Richard Richardson helping in the counting of ballots. Nominations were requested from the floor. Members were asked to cast their vote. Ballots collected. Mr. Manion gave the directive to the Inspector of Elections to begin counting the ballots.

**DIRECTOR REPORTS**

Bob Manion – President’s Report:

Mr. Manion told the members in attendance that the discussions with Ironwood 13 to merge with Ironwood 6 had been terminated. The disparities were great and Ironwood 13’s Reserves were not equal to those of Ironwood 6. Mr. Manion touched briefly on the ICA/IWCC vote to reduce the Club’s assessments to ICA. This measure passed with the reduction to begin starting next year and going over three years. The ICA enhancement program was also mentioned by Mr. Manion who indicated that the program would cost approximately \$1 million. Mr. Manion wanted the members to know that the Board of Directors for Ironwood 6 has no say in this enhancement program, only members have a say and asked that everyone make themselves heard in regard to the ICA enhancement program.

A larger issue for Ironwood 6 is the fact that the roofs of the homes are now 35 years old. Mr. Manion stated that the underlayment is failing and in many areas it is nonexistent. Major leaks are occurring. Inspections have been done which show that this is a systemic problem needing quick action. At this time three (3) roof underlayments have been replaced. The Board is having all of the roofs inspected and eventually all will have their underlayment replaced. The Board estimates

that fifteen (15) of the remaining fifty (50) roofs have been remodeled and are in good shape leaving thirty-five (35) to be

done. Each roof costs approximately \$8,000-\$11,000. The underlayment replacement program will be done on a small scale of 3-4 roofs per year. Any more would require a special assessment. Leaks will be repaired as they occur. This program will take approximately 8-9 years.

Mr. Manion discussed the stucco on some of the homes that appeared to be failing. Some homes have experienced a serious problem with flaking and peeling. Much of this has been caused by irrigation. The stucco issue is not as great as the roof issue so the roofs will be taken care of first. Stucco will be addressed on a case by case basis.

Bill Blue – Pools and Lighting:

Mr. Blue reported that the Association's lighting has improved due in part to owners calling in that lights are out or reporting areas that need additional lighting. Ed Siminich is helping with the replacement of light bulbs.

Mr. Blue mentioned the umbrellas that are now at each pool area and requests that those using them remember to close them and tie them down when they leave. Two of the umbrellas have broken and are repaired.

Virginia Graeme Baker Safety Act: Mr. Blue stated that the Association has been brought into compliance with the VGBS Act. All drains have been split and unblockable drain covers installed. This is a federal law and the California State Assembly will be voting on it soon. The Board decided to move forward with the compliance work because of the issue of liability. The plaster of the pools will be reviewed this year for any that may need replastering.

Ken Marques – Landscaping:

Mr. Marques thanked all of the Landscape Committee in putting together the new Landscape Guidelines. These were mailed to the members and approved. The Landscape Committee, with the Board, had several trees removed and dead plant material removed and replaced with Ficus. Twenty to twenty-five plants were removed from the corner of Mariposa and Irontree. Fifteen Bottle trees were removed with more to be removed later. All pine trees have been pruned and three (3) removed. All citrus trees have been pruned. The Board met with AK Landscaping at the last Board meeting and discussed several concerns with him. The Board is rewriting the landscape contract and will be putting the contract out for bid this year.

Marshall Rice – Financials:

Mr. Rice gave the status of the Association's finances. He also mentioned that the Reserve Study shows how much money is needed to replace certain components within the Association i.e. roofs. At this time \$3,400 is put into Reserves each month for the replacement of these components. The dues for 2009 increased from \$629 to \$642 mainly due to ICA's increase in dues and to Reserves.

Bob Manion – Architectural Committee:

Mr. Manion stated that two of the Architectural Committee members have sold their homes and moved. This leaves only Pher Holmberg and Bob Manion on the Architectural Committee. At this time there are no pending requests. The Architectural Committee and Board have been looking at

the Architectural Guidelines per legal counsel review to bring the guidelines into compliance with current civil codes.

### **OPEN FORUM**

Questions were raised on landscape contract, pool compliance, and roofing contracts.

The Board was thanked for their participation and hard work on the Board.

Members advised of election results indicating the newly elected board member is Bob Manion. Members approved the 2007 Minutes and the membership approved the IRS Ruling 70-604.

There being no further business to discuss, the meeting was adjourned at 5:05 P.M.

Respectfully submitted,

Bill Blue, Secretary  
Ironwood Owners Association VI  
As recorded by Nancy Parkinson, CCAM®  
Community Association Manager for  
Desert Resort Management