

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

**DATE:** May 15, 2009

**PLACE:** Desert Resort Management

**PRESENT:**  
Ron Hammond, President  
Bob Prater, V. President  
Kevin Campbell, Secretary

**ABSENT:**  
E.L. Burch, Treasurer  
Doug Bohlke, Director

**ALSO PRESENT:** Nancy Parkinson representing Desert Resort Management; Ron Winkle of Western Pacific Roofing

**CALL TO ORDER**

Ron Hammond, President, after verifying that a quorum was present called the meeting to order at 1:30 P.M.

**OPEN FORUM**

The Board welcomed Ron Winkle of Western Pacific Roofing to the meeting. Discussion was held regarding the tile underlayment paper on the roofs of the association's homes. Mr. Winkle stated that years ago the practice was to install one layer of 30-lb felt paper, which is what is on the roofs now. However, the desert heat dries the underlayment paper out and the paper splits. When Western Pacific Roofing replaces the paper they install two layers of 40-lb paper. Mr. Winkle indicated that there is a 25-year life expectancy on the tile underlayment paper. Mr. Hammond asked further questions in regard to the foam portions of the roofs. Mr. Winkle indicated that Western Pacific will take slit samples of each roof to determine how much life is left in the foam roofs.

73-464 Mariposa, Raven Beeso, sent correspondence in lieu of attending the meeting. Ms. Beeso has requested that the Board replace the five dead/dying pine trees that were removed on the corner of her property. The Board reviewed Ms. Beeso's request. At this time the Board will not replace the five trees. Ms. Beeso may replace the tree's herself, at her own cost, by submitting an application to the Architectural Committee for approval.

**CONSENT AGENDA**

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

- *April 14, 2009 minutes*
- *April 30, 2009 financials as presented.*
- *Actions taken without a meeting:*
  1. *The draft audit of the Association's 12.31.2008 year end financials as presented by Krista Scott, CPA.*

Discussion was held on the financials. Mr. Hammond discussed reallocating the monthly reserve allotments. Ms. Parkinson will submit this information to Robert Tuvell, the Reserve Study analyst, prior to submitting to DRM accounting for changes. Ms. Parkinson was asked to follow up on the prepaid accounts listed in the financials.

**M/S/C** *Upon a motion made, seconded and carried the Board approved the reallocation of the monthly Reserve income per the breakdown provided by Ron Hammond. Robert Tuvell, CPA, Reserve Study analyst will be contacted for advisement. Reallocation will be effective retroactive to the January 31, 2009, financials.*

Reserves – reallocation of income

|                     | Current    | Change To  |
|---------------------|------------|------------|
| Roofs               | \$2,168.07 | \$3,376.00 |
| Pools & Spas        | \$725.45   | \$2,291.00 |
| Painting            | \$1,753.00 | \$1,541.00 |
| Mailboxes/Lighting  | \$412.62   | \$480.00   |
| Driveways/sidewalks | \$4,835.50 | \$1,275.00 |
| Common Area         | \$105.35   | \$1,037.00 |

**OLD BUSINESS**

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

Western Pacific Roofing

The annual maintenance proposal was discussed. Ms. Parkinson will ask Western Pacific Roofing to include slit testing of the foam roofs in the proposal.

**M/S/C** *Upon a motion made, seconded and carried the Board resolved to approve the Western Pacific Roofing proposal, with the addition of the slit testing of the foam roofs to determine life expectancy,, in the amount of \$8,960.*

Western Pacific Roofing – tile underlayment replacements

At the recommendation of Ron Winkle of Western Pacific Roofing the Board has tabled the tile underlayment replacements at 73-268 Rosewood and 49-271 Mariposa. Mr. Winkle explained that the leaks had been repaired and that the Board should wait to see if any further leaks occur.

**NEW BUSINESS**

Palm Tree Trimming

The Board discussed the proposals for the annual palm tree trimming. ICA had obtained bids from several contractors for the palm tree trimming of all of Ironwood. The lowest bid came in at \$16 per tree. However, the Board decided to accept the bid submitted by AK Landscaping as AK Landscaping will not use “cherry pickers” on the large turf areas as many of the other contractors do. This will prevent large, deep ruts from being left in the turf areas.

**M/S/C**      *Upon a motion made, seconded and carried the Board approved the proposal submitted by AK Landscaping for the annual pruning of the association's palm trees at \$22 per palm tree.*

### **COMMITTEES**

**Architectural:** 73-292 Rosewood – it was noted that the owner has installed large medallions on the front of the home. Correspondence will be sent to the owner asking that the medallions be removed and if the owner wishes to apply to the Architectural Committee to reapply the medallions, he may.

### **CORRESPONDENCE**

Correspondence was reviewed and accepted to file.

### **OTHER**

Painting: DD Painting is coming to the end of the painting program. They kept to

schedule and are finishing on time. Mr. Hammond has asked that Ms. Parkinson do an inspection of the homes to check for any areas that may need to be gone over or were missed. This is to be done prior to releasing the final check to DD Painting.

### Legal Counsel:

The Board would like to review the information submitted by Epsten, Grinnell and Howell at a prior meeting, and to review the interview that was held, in order to make a more informed decision on changing legal counsel. This will be on the agenda for the next Board meeting.

### 2010 Annual Meeting:

The Board would like to move the Annual Meeting to March in 2010.

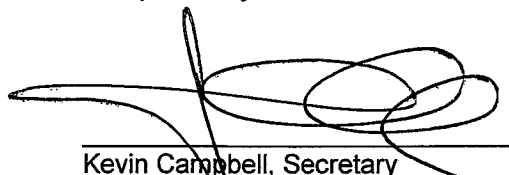
### **NEXT MEETING**

The Next meeting will be held on June 12, 1:30 P.M.

### **ADJOURNMENT**

There being no further business before the Board, the meeting was closed at 3:20 P.M.

Respectfully submitted,



Kevin Campbell, Secretary  
Ironwood Owners Association VIII  
As recorded by Nancy Parkinson  
Community Association Manager  
Desert Resort Management