

**IRONWOOD COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS MEETING**

**DATE:** Monday October 26, 2009  
**TIME:** 1:00 P.M.  
**PLACE:** Desert Resort Management, Palm Desert

<b>PRESENT (5):</b>	<b>VIA TELECONFERENCE (2)</b>	<b>ABSENT (0)</b>
Larry Sutter, President	Alison Delf, Treasurer	
Larry Abbott, Vice President	Ron Doll, Secretary	
Mitch Grossman, Director		
Chuck Henderson, Director		
Janet Davidson Plat, Director		

**ALSO PRESENT:**  
Sharron Badham, representing Desert Resort Management

**CALL TO ORDER**

Upon due notice given and received, Larry Sutter verified that a quorum was present and called the meeting to order at 1:00 pm.

**OPEN FORUM**

There were no homeowners in attendance at the meeting.

**MINUTES**

The minutes of the May 19, 2009 and June 10, 2009 Board of Directors meetings were reviewed and approved as corrected.

**M/S/C**      *Upon a motion made and seconded, the Board resolved to approve the minutes of the May 19, 2009 and June 10, 2009 Board of Directors meetings with corrections. Motion carried.*

**CONSENT AGENDA**

**M/S/C**      *Upon a motion made and seconded, the Board resolved to ratify four actions without a meeting dated July 20, 2009, August 7, 2009, September 8, 2009 and September 28, 2009. The actions are appended to and are part of these minutes.*

**FINANCIAL REPORT**

Treasurer Alison Delf reviewed the September financial statement, noting that for the year to date revenues have exceeded expenses in the amount of \$28,500. Overall revenues are down \$40,000 for the year and expenses are \$69,000 under budget. There were no accounts more than 30 days past due.

Draft 2010 Operating Budget – The Board reviewed the draft operating budget in detail and in general discussion asked for clarification of some line items. As approved, the 2010 budget does not increase assessments, except for the pass through of a \$1 per owner per month increase from Time Warner Cable.

**M/S/C**      *Upon a motion made and seconded, the Board resolved to approve the 2010 Operating Budget as amended. Motion carried.*

## COMMITTEE REPORTS

The Board reviewed the goals established by the standing committees, including Finance, Landscape, Enhancement, Streets, Ironwood Community Council, Security, Architectural and Emergency Preparedness. The Landscape, Enhancement, and Security Committees have set dates for meetings this season.

## NEW BUSINESS

Bridge Maintenance Clarification – Larry Sutter discussed the attorney opinion letter which found that a bridge, drainage culvert, cart path and other related structures were not part of the street, and as such, were not the maintenance responsibility of ICA. After general discussion, the Board asked that letters be written to the presidents of Ironwood Associations XIV and Canyon View Estates explaining the ICA's position on this matter.

Landscape Maintenance License Agreements – Larry Sutter noted two examples of large common areas being maintained by ICA that are in fact owned by IOA XII and IOA VII. In general discussion the Board agreed to develop license and maintenance agreements for these areas to record and clarify these informal but longstanding agreements.

**M/S/C**        *Upon a motion made and seconded, the Board resolved to approve the formation of a license and maintenance agreement for the common areas in Associations VII and XII that are maintained by ICA. Motion carried.*

Ironwood Referral and Concierge Services Proposal – The Board reviewed and discussed white paper regarding the Executive Errands proposal for referral and concierge services for the Ironwood community. No further action will be taken by the Board until the proposal has been presented to the Ironwood Community Council in November.

Scott Corporation Review and Tax Return Proposal – The Board reviewed and approved the proposal from Krista Scott for the 2009 review and preparation of tax returns for the price of \$1,500.

**M/S/C**        *Upon a motion made and seconded, the Board resolved to approve the proposal from the Scott Corporation to perform the 2009 review and preparation of tax returns for the price of \$1,500. Motion carried.*

Holiday Season Lighting Proposal – The Board reviewed and approved the proposal from Holiday Season Lights for the installation, maintenance and removal of holiday lighting at the three Ironwood entry areas, to be installed the week prior to Thanksgiving and removed by January 10, 2010, at a cost of \$2,141.

**M/S/C**        *Upon a motion made and seconded, the Board resolved to approve the proposal from Holiday Season Lights for the installation, maintenance and removal of holiday lights at the three Ironwood entry areas for a price of \$2,141. Motion carried.*

## EXECUTIVE SESSION

The Board adjourned to Executive Session to discuss contractual matters. At the completion of discussion of executive session business the Board adjourned back to open session.

Ironwood Community Association  
Board of Directors Meeting  
October 26, 2009  
Page 3 of 3.

**DATE OF NEXT MEETING**

The next Board of Directors meeting is scheduled for Tuesday November 17, 2009 at 2:00 pm in the Valley View Room.

**ADJOURNMENT**

There being no further business to bring before the Board the meeting adjourned at 3:10 pm.

Respectfully submitted,



---

Ron Doll, Secretary  
Ironwood Master Maintenance Association  
As recorded by Sharron Badham, PCAM, CCAM®  
Community Association Manager  
Desert Resort Management