

**IRONWOOD COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING**

DATE: November 17, 2008

TIME: 1:00 P.M.

PLACE: Ironwood Country Club, Valley View Room, Palm Desert

PRESENT (6):

Larry Sutter, President
Larry Abbott, Vice President
Chuck Henderson, Treasurer
Alison Delf, Director
Mitch Grossman, Director
Janet Davidson Plat, Director

ABSENT (1)

Ron Doll, Secretary

ALSO PRESENT:

Nancy Parkinson, representing Desert Resort Management

CALL TO ORDER

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

OPEN FORUM

No homeowners requested permission to address the Board.

MINUTES

The Minutes of the October 28, 2008 Board of Directors Meeting were reviewed.

M/S/C *Upon a motion made and seconded, the Board resolved to approve the Minutes of the October 28, 2008 Board of Directors as presented. Motion carried.*

FINANCIAL REPORT

The Board reviewed the October Financial Statement.

M/S/C *Upon a motion made and seconded, the Board resolved to approve the Financials for October 2008, subject to review and audit. Motion carried.*

Larry Sutter reported that the ICA 2009 Budget package will be mailed to all owners on November 18th.

SPECIAL REPORT

Dave Alexander, President of Ironwood XIII, reviewed that the deed transferring the Common Area from the developer, Silver Spur Associates, to IOA XIII was never recorded. The matter is further complicated by the fact that Silver Spur Associates no longer exists. The Association has been looking into acquiring title via a "quiet title" action and is working with Fidelity Title. He also noted that the Association's CC&Rs state that Silver Spur Associates would deed the Common Area to the Association.

In general discussion, Larry Sutter indicated that the ICA was prepared to assist the Association by taking on the task and cost of completing this work. Chuck Henderson and Janet Plat agreed to take on the task of finding and working with a title company and their legal department to resolve this issue.

COMMITTEE REPORTS

Architectural Committee – Mitch Grossman reviewed the details of a community wide air conditioner replacement program, whereby homeowners could voluntarily participate in the program in order to replace old air conditioners and furnaces at a discounted rate. Like the driveway paver program that took place earlier in 2008, the ICA would coordinate the program but would not have a contractual relationship with the homeowner, contractor and/or manufacturer. The program was approved by the Board and an explanatory article will be included in the January 2009 ICA Newsletter.

Community Enhancement – Larry Sutter reported that the presentation had been finalized for the Resident Forums, but that a better projector was needed. He requested permission to purchase a projector at a price not to exceed \$2,000.

M/S/C *On a motion made and seconded, the Board resolved to approve the expenditure of up to \$2,000 for the purchase of a computer projector. Motion carried.*

Compliance Committee – The minutes of the Compliance Committee were moved to Executive Session.

Emergency Preparedness Committee – The committee is researching pricing for five Kenwood radios to replace the Nextel push-to-talk radios currently in use. The Nextel system has several dead spots throughout the property. The Kenwood radios will continue to work even when cell systems and telephone systems are disabled in a regional emergency and will work throughout the property. The committee is also looking into the feasibility of installing a cellular communications tower somewhere on the property. This could improve local cell phone reception and possibly be a revenue source to the community.

Nominating Committee – Larry Abbott recommended removing items 9 & 10 from the Election Rules, and sending A Notice of Proposed Rules Change to all members with the next Newsletter. Management was asked to add Frank Harrell and Al Nelson to the committee.

Planning Committee – Larry Abbott reviewed the committee's continuing work on refining the Board Policies and Practices manual. He explained that this is a working document and will continue to evolve. Section 1 addresses organizational items such as the Board, committees, and management. Section 2 outlines and defines board policies with regard to communications, contracts, insurance, financial management, governing documents, security, streets, and more.

Security Committee

Boyd Contract - Janet Plat reviewed the minutes of the November 11th committee meeting and reviewed the changes she had made to the proposed contract with Boyd & Associates. She recommended approval of the contract, as amended, for 2009.

M/S/C *On a motion made and seconded, the Board resolved to approve the updated contract and Rate Schedule addendum with Boyd & Associates. Motion carried.*

Real Estate Signs - Janet Plat reviewed the clarified rules concerning real estate signs on the property. The clarifications were approved by the Board.

Security Upgrades – Janet Plat also reported that the committee had met with CS Security and Sound to see a demonstration of the ABDI gate management software. The committee also reviewed proposals for battery back up systems and a generator for the main gate. There is more work to be done on these proposals before being submitted to the Board for approval.

Emergency Radios – A bid has been solicited from Anderson Communications for 4 two-way radios, chargers, antenna, and a base station. These radios would work better on the property than the current Nextel radios, and would continue to work when land and cellular phones would be incapacitated in major disasters.

Speed Minders – The Security Committee has asked Fred McLean to see if it would be feasible to have the units repaired again. They are not working currently.

Streets Committee – The Board reviewed and accepted Sharron Badham's recommendations to have the stop bars and cart crossings repainted, but not the "25 MPH" and "STOP" markings. A bid is to be solicited for this work to be done before the end of the year.

MANAGEMENT REPORT

The Board reviewed the Service Order Report and the Security Incident Report and requested a narrative analysis of continuing problem areas.

UNFINISHED BUSINESS

Annual Calendar - The Board suggested several additions to the Annual Calendar.

Virginia Graeme Baker Pool Safety Act – Mitch Grossman reported that he requested management to contact Congresswoman Mary Bono Mack's office with regard to the rebate program noted in the original legislation.

Governing Documents Project – Janet Plat reported that the draft pro-forma governing documents were nearly complete and that she would have them distributed to the ICA board and local HOA board presidents. There will be meetings scheduled to review and discuss the documents.

Updated Committee Roster – Committee chairs were asked to maintain contact with Sharron Badham with regard to their committee members.

NEW BUSINESS

Assessment Reimbursement Policy - The Board closely reviewed the assessment reimbursement policy and made suggestions for improvements and clarity. The letter to local HOA board presidents was tabled to the December meeting.

Bad Debt Write-Off – The custom home at 73-116 Crosby Lane has been charged a cable TV fee since April 2000. The home was never annexed into ICA. Time Warner, at ICA's request, stopped billing the ICA for this home and deleted it from the bulk agreement as of May 2008. Management recommends writing off the cable fees charged from April 2000 through April 2008

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in the amount of \$2,525.80, and reversing cable TV fees charged from May – September 2008 in the amount of \$174.

M/S/C *On a motion made and seconded, the Board resolved to write-off \$2,525.80 and reverse \$174 in uncollectible cable TV fees for the home at 73-116 Crosby Lane.*

CORRESPONDENCE

The correspondence was reviewed and accepted to file.

DATE OF NEXT MEETING

The next Board meeting will be held on Monday December 15, 2008 at 1:00 P.M. in the Valley View Room of the clubhouse.

ADJOURNMENT

There being no further business to bring before the Board, the meeting was 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