

**IRONWOOD COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS MEETING**

**DATE:** Tuesday May 19, 2009  
**TIME:** 1:00 P.M.  
**PLACE:** Valley View Room, Ironwood Country Club, Palm Desert

<b>PRESENT (5):</b>	<b>VIA TELECONFERENCE (1)</b>	<b>ABSENT (1)</b>
Larry Sutter, President Larry Abbott, Vice President Ron Doll, Secretary Alison Delf, Treasurer Janet Davidson Plat, Director	Mitch Grossman, Director	Chuck Henderson, Dir

**ALSO PRESENT:**  
Sharron Badham, Nancy Parkinson and Fred McLean representing Desert Resort Management  
Dale Landon representing Ironwood Country Club

**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.

**EXECUTIVE SESSION**  
The Board adjourned into Executive Session to hear an appeal of the Compliance Committee's ruling on incidents involving homeowner Kirby Hall. The Board heard from the Halls, thanked them for their time and excused them. The Board then deliberated and reached a decision that would be conveyed to the Compliance Committee and the Halls in writing. The meeting was then adjourned back to regular session.

**MINUTES**  
The minutes of the April 28<sup>th</sup> Board of Directors meeting were reviewed and approved with corrections.  
**M/S/C**      *Upon a motion made and seconded, the Board resolved to approve the Minutes of the April 28<sup>th</sup> Board of Directors meeting with corrections.  
Motion carried.*

**FINANCIAL REPORT**  
Alison Delf reviewed the April financial statement, requesting a management analysis of the over budget Miscellaneous expense account. The legal fees line item is over budget due to the club vote. For the year to date, revenue has exceeded expenses by \$55,105.

**M/S/C**      *Upon a motion made and seconded, the Board resolved to approve the April 2009 financial report. Motion carried.*

Alison Delf noted that the 2008 audited financial statement had been mailed to all homeowners, along with a copy of the recorded 2<sup>nd</sup> Amendment to the First Restated Declaration of CC&Rs.

Treasurer Delf also recommended transferring \$79,239 of Operating Equity to the Reserve Fund to offset the amount that is due to the Reserve Fund from the Operating Fund. The funds will be allocated in full to the Reserve Fund Landscaping line item.

**M/S/C**        *Upon a motion made and seconded, the Board resolved to transfer \$79,239 of Operating Equity to the Reserve Fund Landscaping Item. Motion carried.*

### **CONSENT AGENDA**

**M/S/C**        *Upon a motion made and second, the Board ratified the Action Without a Meeting approving the RGA Landscape Architects proposal for Bid Analysis and Site Inspections for Phase One of the Center Median Project in the amount of \$4,455. Motion carried.*

### **COMMITTEE REPORTS**

Architectural Committee – Mitch Grossman reported that IOA #1 is converting four carports to garages as prototypes and to test the estimated prices for this work.

Enhancement Committee – Larry Sutter reported that a final decision had been made on interlocking paver size and color for the intersection of Mariposa and Irontree. More research is underway for the directional signs in order to find more reasonable pricing. Requests for proposal will be sent out in mid-May, with bids due in early June.

Landscape Committee – Larry Abbott reviewed the minutes of the May 7<sup>th</sup> Landscape Committee meeting and reported that this would be the last meeting until fall. He asked members to photograph interesting and striking examples of drought tolerant landscaping. Also discussed was creating a map of all Ironwood irrigation controllers, irrigation meters and the areas they water, so that Ironwood could better manage its water use.

Planning Committee – Ron Doll reported that the updated Strategic Plan was receiving one final review before being published and uploaded to the website. He also reported that Bill Blue had resigned from the committee and that someone new would be appointed to take his place.

Security Committee – Janet Plat discussed the minutes of the April 21<sup>st</sup> Security Committee meeting. The committee is formulating a policy concerning when it is appropriate for the gate officer to open the gate arm for an incoming owner.

Streets Committee – Sharron Badham reported that requests for proposal on this summer's revised street renovation list would be issued within the next ten days.

### **MANAGEMENT REPORT**

The Board reviewed the management report, action list, service order report and the security daily activity reports.

Bulk Contract for Palm Tree Trimming – The contract has been awarded to Desert View Tree Service. Depending on the weather, trimming will begin in mid- to late-May and be completed by

early July or before.

### **SECURITY DIRECTOR'S REPORT**

Fred McLean reported that the new gate arms, operators and loops had been installed at the Upper Portola Gate and were working well.

There was one theft incident in the past month in which two windows were stolen from a custom home under construction in Canyon View Estates.

### **UNFINISHED BUSINESS**

Boyd & Associates – The Board reviewed the contract termination letter mailed to Dan Boyd. Boyd's services will end on midnight of June 30<sup>th</sup> and Bower Security's service will begin.

### **NEW BUSINESS**

CVE & IOA #14 Bridge Maintenance – The Board discussed its maintenance responsibilities with respect to the bridges in CVE and IOA 14. Though most members felt that the duty was one of roadway maintenance only, with no responsibility for the structural portion of the bridge, the Board asked that a legal opinion be sought on the subject.

**M/S/C**            *Upon a motion made and seconded, the Board authorized the manager to request a legal opinion on this matter from Dave Peters. Motion carried.*

Capital vs. Reserve Expense – The Board reviewed the letter received from Wayne Carlson, CPA, with regard to differentiating between capital and reserve expenses. His opinion generally favored the position that if an asset already in existence was improved rather than replaced with like elements, it would be a reserve expense. If, however, an entirely new asset was to be purchased or built, such as a meeting facility, the initial expense would be capital.

Estimated Five Year Reserve Work Plan – The Board reviewed and recommended revisions for this report.

Farley Paver Cleaning Proposal – Farley Interlocking Pavers proposed cleaning the front gate pavers with a new product which they felt would be more effective than what they used last summer. The work was offered at no charge. The Board approved the work, as long as it was coordinated with the Security Director for non peak traffic times.

Correspondence with DRM – The Board reviewed the letter written by Sean Mills of DRM. The offer of a credit against future charges was accepted, but further discussion is needed to prevent these types of "extras" charges from occurring without the Board's express approval.

IOA #11 Landscape Strip Adjacent to Roadway – Homeowner Gern Nagler requested that ICA relandscape the strip of land adjacent to his wall with desert landscape. It is currently a neglected area, overgrown with weeds. He was hoping the work could be done in concert with this summer's landscape improvements. The Board agreed in concept.

### **CORRESPONDENCE**

The Board reviewed the response letters written by Larry Sutter to Associations V, VI & VIII with regard to landscape improvements to the four corners of Mariposa and Irontree Drives.

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**DATE OF NEXT MEETING**

The next Board meeting is scheduled for Tuesday June 9, 2009 at 2:00 pm in the Valley View Room of the clubhouse.

**ADJOURNMENT**

There being no further business to bring before the Board the meeting was adjourned at 4:25 pm.

Respectfully submitted,

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