

**IRONWOOD COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING**

DATE: Tuesday January 27, 2009
TIME: 2:00 P.M.
PLACE: Valley View Room, Ironwood Country Club, Palm Desert

PRESENT (7):

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

ABSENT (0)

ALSO PRESENT:

Sharron Badham and Fred McLean, representing Desert Resort Management. Also present were homeowner and Club Vice President Dale Landon and homeowner Jim Volz.

CALL TO ORDER

Upon due notice given and received, Larry Sutter verified that a quorum was present and called the meeting to order at 2:00 pm.

OPEN FORUM

Two homeowners attended the meeting. There were no homeowner comments during Open Forum.

MINUTES

The minutes of the December 15, 2008 Board of Directors meeting were reviewed and approved.

M/S/C *Upon a motion made and seconded, the Board resolved to approve the Minutes of the December 15, 2008 Board of Directors as presented. Motion carried.*

FINANCIAL REPORT

December Financial Statement - Alison Delf reviewed the December Financial Statement with the Board of Directors. For the year, revenue exceeded expenses by \$81,822. In general discussion the Board requested the Treasurer and Manager to develop a recommendation to transfer some of the excess operating funds to the reserve account. In addition, research was requested on the nearly \$8,000 discrepancy between Cable TV income and Cable TV expense.

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

Bad Debt Write-Off – The Board approved the write-off of \$1,224 in past due assessments from Ironwood VII as uncollectable.

M/S/C *Upon a motion made and seconded, the Board resolved to write-off \$1,224 in past due ICA assessments from Ironwood VII as uncollectable. Motion carried.*

CONSENT AGENDA

The Board reviewed and approved the four Consent Agenda items: ratification of the 2009 insurance package for a total price of \$20,445, approval of the change in workers compensation insurance as of 2-26-09 Zenith to One Beacon with an annual premium of \$588, approval of purchase of new security cart batteries, and the reimbursement of ICA assessments to local associations for past due owners in the foreclosure process.

M/S/C *Upon a motion made and seconded, the Board resolved to approve the four items on the Consent Agenda. Motion carried.*

COMMITTEE REPORTS

Architectural Committee – Mitch Grossman reviewed the minutes of the January 19, 2009 Architectural Committee meeting. He reported that the Board of Ironwood X was receptive to the recently developed Ironwood color scheme, and as a result were looking into advancing their painting schedule. The committee continues to work on a program to convert carports to garages and a garage door replacement program. The HVAC and paver programs for 2009 are underway. A flyer encouraging owners to participate in these programs will be included with the Annual Meeting mailer in February.

Community Council – Larry Sutter reviewed the minutes of the December 15th Community Council meeting and discussed the format and speakers for the February meeting.

Enhancement Committee – Chuck Henderson spoke about the Resident Forums held in December and January with regard to the streets and boulevards enhancement plan. Overall, there were about 120 attendees, and all but 3 or 4 were supportive of the plans.

Landscape Committee – Larry Abbott reported that the first meeting of the 2009 Landscape Committee will occur on Thursday February 5th. There are currently twelve members on the committee, and efforts will continue to have a representative from each local HOA.

Nominating Committee – Larry Abbott reported that the 2009 Nominating Committee is composed of himself as Chairman, with Frank Harrell and Al Nelson as members. There are two positions up for election. He reported that incumbents Alison Delf and Larry Sutter will run again. Of the self-nomination forms mailed to all owners in December, there were four responses from members interested in serving on a committee and one from a member interested in serving on the Board and/or committees.

Planning Committee – Larry Abbott reviewed the minutes of the January 6th committee meeting. New material added to the Board Policies and Procedures Manual was carefully reviewed. The Strategic Plan was also reviewed, with special attention given to the ICA mission statement, the financial section, and the twelve objectives.

Security Committee – Janet Plat reviewed the contract negotiations with Boyd & Associates. Dan Boyd wants to change the terms of the indemnification section in a way that is unacceptable to the Association. Boyd has offered to pay for a conversation with his lawyer and the ICA lawyer to get the terms finalized.

There was also discussion about installing cable TV at the main gate for the purpose of being able to review the pages being posted on the in-house channel, leading to discussion about how

and why the channel was moved from the clubhouse to the guardhouse during construction of the clubhouse, and the feasibility of moving the equipment back up to the clubhouse. Dale Landon agreed to discuss this with the Club Board and management and get back to Janet Plat with a proposal.

MANAGEMENT REPORT

The Board reviewed the management report, action list, service order report and the security daily activity reports. In the review of the monthly management extras billings, the Board requested more information on the transponder maintenance charge, when it started and why it continues, since the work is performed by a full-time employee dedicated to Ironwood.

SECURITY DIRECTOR'S REPORT

Fred McLean reported that the current security team is excellent. He noted that the roving patrol is issuing warning citations to drivers who speed or who do not stop at stop signs. They will get two warning citations before being reported to the Compliance Committee for a hearing and fine.

UNFINISHED BUSINESS

Governing Documents Project – Janet Plat reported she had held two meetings with Ironwood Boards regarding the pro forma governing documents. Christine de Jardin of Peters & Freedman also attended.

NEW BUSINESS

Ironwood XIII Common Area – Janet Plat explained that the Common Area of Association XIII was never deeded to the Association by Silver Spur Associates. Silver Spur is no longer an active corporation. One option to correct this would be to file a quiet title action through the courts. Another option would be to prepare a deed and have it signed by a former officer of the corporation, Bob Tuvell, who still lives locally.

M/S/C *Upon a motion made and seconded, the Board resolved to permit a deed to be drafted and subsequently signed by a former officer of Silver Spur Associates, with any expenses for this work to be paid by ICA. Motion carried.*

Transfer of Ironwood XIII Common Area – Janet Plat reported that Ironwood XIII would be interested in transferring a portion of the Common Area that borders on Irontree Drive to the ICA. In general discussion, the Board authorized the area to be surveyed by RGA during their survey of the streets in conjunction with the enhancement project. RGA will be asked to define the corner areas and street frontage that will be part of the enhancement project.

Enhancement Program – Chuck Henderson explained that the general concept work for the streets and pavers program is complete and RGA has been authorized to begin its work on construction drawings. Henderson asked the Board to approve the construction of the first phase of the Medians and Boulevards Project, which is the intersection of Mariposa and Irontree.

M/S/C *Upon a motion made and seconded, the Board resolved to approve the construction of the first phase of the Medians and Boulevards Project, which is the intersection of Mariposa and Irontree. Motion carried.*

CORRESPONDENCE

Correspondence was reviewed and accepted to file.

DATE OF NEXT MEETING

The Board scheduled an extra meeting to complete this meeting's agenda items on Tuesday February 3, 2009 at 11:00 am at the Embassy Suites in Palm Desert.

The next regularly scheduled Board meeting is Tuesday February 24, 2009 at 1:00 pm in the Valley View Room of the clubhouse.

ADJOURNMENT

There being no further business to bring before the Board the meeting adjourned at 4:50 pm.

Respectfully submitted,



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