

**IRONWOOD COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING**

DATE: Tuesday February 3, 2009
TIME: 11:00 a.m.
PLACE: Embassy Suites, 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 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 11:00 am.

OPEN FORUM

No homeowners attended the meeting.

PURPOSE

The meeting's purpose was to continue the discussion about roadway ownership, maintenance and planned capital improvements to not only the roadways, but also medians, cul-de-sac islands, parking insets, and parkway plantings.

DISCUSSION

There are currently 8 parking insets on the main boulevards Mariposa and Irontree, as well as 26 cul-de-sac islands. In all but a single case, these areas are owned by the Country Club, as are substantially all of the streets. The exception is in Association VI, where an inset was added after the tract map had been recorded. That location is on Irontree, adjacent to lots numbered 070 – 020.

Per the Declaration recorded on August 2, 2007, the ICA is responsible for Association street maintenance throughout the development, excluding the golf and tennis clubhouse parking lots.

Cul-de-Sac Islands - In reviewing the tract maps for each local association, Ron Doll discovered that the cul-de-sac islands are included in the lettered street lots, and are therefore owned by Ironwood Country Club and are the maintenance obligation of the ICA. However, it is common practice throughout the development for each local HOA to maintain any cul-de-sac islands within its bounds. Further, the water and the irrigation equipment, as well as the electricity for any landscape lighting for these islands are provided by the local associations. In general discussion the Board agreed that these islands should remain the maintenance responsibility of each local association, not just for practical reasons, but also because they are part of the local neighborhood.

Frontage Median Ownership and Maintenance – The 8 frontage islands are considered part of the streetscape. They are owned by the Club as shown on tract sheets, and the ICA may be legally required to maintain them. However, it has long been the practice that these islands are maintained by the local HOAs, including irrigation and lighting. In general discussion, the Board agreed that these medians should be maintained by ICA. This would permit the ICA to update the landscaping on the insets in accordance with the Enhancement Plan.

There would be several steps to turning over the maintenance responsibility to the ICA. The Board discussed creating a written agreement with the local HOA that would outline the turnover steps.

Maintenance – The ICA would begin maintaining the insets in 2010. The landscape would be updated to lush desertscape in conjunction with the Enhancement Plan.

Irrigation – At first, the local HOAs would continue to provide the irrigation for the insets, with the understanding that ultimately the irrigation will be provided by the ICA via the street medians.

Lighting – If there is any lighting on the insets, it would be transferred to ICA power at the same time the irrigation is retrofitted.

Landscape Design for Medians and Inset Islands – The Board discussed the best ways to move forward with landscape design for the medians and inset islands. It was decided to have RGA develop a few typical landscape plans that could be used throughout the community in these areas.

Parkway Plantings – The Enhancement Committee has identified several areas where aesthetics would be improved by re-landscaping ten or so feet adjacent to the street. This type of landscape improvement would be most effective on streets where buildings are very close to the street, and where the view from the street is into patio areas of residences.

There was discussion about having RGA develop a few typical lush desert landscape plans for these types of areas.

Separate meetings will be scheduled for the local Associations that would be affected by the ICA Enhancement Plan plantings.

Ironwood XIII Common Area – The Common Area deed for Ironwood XIII was never deeded to Ironwood XIII by the developer notwithstanding the requirement to do so in the CC&Rs. The Ironwood XIII Board has asked the Community Association for help in resolving this situation. Ironwood XIII is also willing to transfer a portion of the Common Area adjacent to Irontree Drive to the Community Association for its enhancement plan.

Landscape Corners at 3 Major Intersections – In general discussion, it did not seem to be financially or practically feasible to purchase the corner areas from local HOAs. Therefore, the ICA will develop an easement agreement permitting the ICA to landscape and maintain the main intersection corners.

Cart Crossings –The Enhancement Committee has recommended that the cart crossings on Mariposa and Irontree be converted to interlocking pavers in conjunction with the streets program for those two streets. There was general discussion about re-routing the crossing from hole 13 to

14. Professional help will be sought to improve the current crossing.

Pocket Parks – Discussion of this topic was removed from the Agenda for the time being.

Wrap-Up – The current scope of the Enhancement Plan includes:

- Improve 3 main intersections and corners,
- Convert the side street parking areas and possibly cart crossings to interlocking pavers,
- Assist Ironwood XIII in resolving the ownership of its common area
- Develop landscape plans for the strip of land abutting the south side Irontree Drive in Ironwood XIII.

Actions –

- Work with RGA to design the entire parkway planting portion of the Enhancement Plan at once, and then create an annual scope of work.
- Identify and measure the local association side street parking insets for possible conversion to pavers at a later date.
- Re-evaluate the use of Petromat.
- Develop a draft maintenance easement agreement for the Enhancement Plan corner parcels.

M/S/C *Upon a motion made and seconded, the Board resolved to authorize RGA to proceed with a conceptual design for parkway plantings along Mariposa and Irontree Drives.*

M/S/C *Upon a motion made and seconded, the Board created the following policy with regard to parkway plantings:*

- *Offer to pay for the cost of the improvements and assume the right and obligation to maintain the parkway plantings.*
- *Since the parkway plantings will be installed in phases, local HOAs will continue to maintain parkway planting areas until the actual improvement takes place.*
- *When a parkway planting area is re-landscaped, ICA will also transfer the irrigation to an ICA irrigation water source.*
- *Local HOAs to continue to irrigate parkway planting areas until they are re-landscaped by the ICA.*
- *ICA will pay the cost of re-landscaping and updating the irrigation system in the parkway planting areas.*

ADJOURNMENT

There being no further business to bring before the Board the meeting adjourned at 2:00 pm.

Respectfully submitted,

Ron Doll, Secretary
Ironwood Master Maintenance Association
As recorded by Sharron Badham, PCAM, CCAM®