

**IRONWOOD COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING**

DATE: Tuesday April 28, 2009
TIME: 1:00 P.M.
PLACE: Valley View Room, Ironwood Country Club, Palm Desert

PRESENT (7):

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

ABSENT (0)

ALSO PRESENT:

Sharron Badham 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.

MINUTES

The minutes of the March 24th Board of Directors meeting were reviewed and approved as revised.

M/S/C *Upon a motion made and seconded, the Board resolved to approve the corrected Minutes of the March 24th Board of Directors meeting. Motion carried.*

FINANCIAL REPORT

Alison Delf reviewed the March financial statement, noting that lighting maintenance and miscellaneous expenses were significantly over budget and would be reviewed. Club representative Dale Landon, present at the meeting, verified that ICA was not being charged a fee for holding its meetings in the clubhouse. The Treasurer also requested analyses of the tree trimming and Bad Debts line items.

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

COMMITTEE REPORTS

Architectural Committee – Mitch Grossman reviewed the garage door conversion project. He noted that the estimated price for converting a carport to a garage would be around \$1,300, and that replacing a tilt up to a roll up garage door would cost \$8-900. One remaining problem is determining how and where to relocate the trash containers that are currently inside carports.

Enhancement Committee – Larry Sutter reviewed the meetings of April 6th, 13th, and 17th. The committee requests Board approval to seek professional opinions from Peters and Freedman citing case law and from Wayne Carlsen, CPA regarding the classification of work as a reserve or capital expense. Based on meetings with RGA, the committee expects to have bids for summer enhancement work by the end of May.

The Board reviewed and discussed “ICA Streets & Enhancement Program Updates and Overview” white paper drafted by Larry Sutter for the purpose of documenting and updating ICA’s enhancement program. In general discussion the Board concurred with the Enhancement Committee’s recommendation to complete the paving of neighborhood streets prior to embarking on the side street and side street median enhancement programs. With regard to enhancement plans, the committee’s preferred order of work is to complete the median conversion project first, beginning with the intersection of Mariposa and Irontree and from there progressing toward the entry gates and clubhouse. Improvements to the side streets and medians would follow, as would improvements to street lighting, street signs and traffic signs.

Landscape Committee – Larry Abbott reviewed the minutes of the April 2nd Landscape Committee meeting and reported that Palm Desert landscape manager Spencer Knight gave an excellent talk about desert landscaping and water conservation methods.

Planning Committee – Ron Doll reported that Bill Blue has resigned from the committee and that Dave Alexander has agreed to join. The 2009 – 2013 Strategic Plan is in the final stages of being updated and should be ready for the Board to approve in May.

M/S/C *Upon a motion made and seconded, the Board ratified the changes in Planning Committee members. Motion carried.*

Security Committee – Janet Plat reviewed the minutes of the April 21st Security Committee meeting, noting that speeding on Ironwood streets had decreased noticeably due to stricter enforcement this season.

Streets Committee – Sharron Badham reported that requests for proposal on this summer’s street renovation 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.

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

Bulk Contract for Palm Tree Trimming – The Board approved offering all Ironwood HOAs a discounted rate of \$16 per tree for palm tree trimming this summer. If all HOAs participate, there would be a bulk savings of \$38,000 from the prior year.

NEW BUSINESS

Selection of Reserve Study Preparer – In brief discussion, the Board reviewed and approved the reserve study proposal received from Robert Tuvell.

M/S/C *Upon a motion made and seconded, the Board resolved to approve the reserve study proposal presented by Robert Tuvell. Motion carried.*

EXECUTIVE SESSION

The Board adjourned to Executive Session to discuss contractual matters. At the end of discussion, the meeting was brought back to regular business.

In regular session, Janet Plat reported that the Board of Directors had approved the Security Committee's recommendation to change contract security companies from Boyd & Associates to Bower Security, effective July 1, 2009. Reasons for the change included contractual issues with Boyd, as well as improved pricing and enhanced services from Bower.

DATE OF NEXT MEETING

The next two Board meetings are scheduled for Tuesday May 19, 2009 and 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 adjourned at 3:45 pm.

Respectfully submitted,

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