

**MINUTES OF THE
IRONWOOD COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING**

DATE: May 27, 2008

TIME: 2:00 P.M.

PLACE: Desert Resort Management, 73-550 Alessandro, Palm Desert

PRESENT (6):

Larry Sutter, President
Larry Abbott, Vice President via teleconference
Chuck Henderson, Treasurer via teleconference
V.J. Schrader, Director
Mitch Grossman, Director via teleconference

ABSENT (1)

Ron Doll

ALSO PRESENT:

Nancy Parkinson, Fred McLean, and Melissa Layton representing Desert Resort Management

CALL TO ORDER

Larry Sutter, President, after verifying that a quorum was present, called the meeting to order at 2:00 P.M.

BOARD MEMBER RESIGNATION

M/S/C Upon a motion made and seconded the Board accepted the resignation of Roger Comerford and has appointed Janet Plat to fill out Mr. Comerford's term of office.

MINUTES

The Minutes of the April 22, 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 April 22, 2008 Board of Directors as presented. Motion carried.

FINANCIAL

The financials for April 30, 2008 were discussed.

M/S/C Upon a motion made and seconded, the Board resolved to approve the Financials for April 30, 2008 subject to a review and audit.

Discussions were held on several financial topics. Larry Sutter and Chuck Henderson both approved the synopsis provided of the April financials. Chuck Henderson stated that the Kayne Anderson bonds are due to be released July 10, 2008. Melissa Layton stated that she had looked further into the Kayne Anderson Bonds speaking with Jevin Ferguson of Smith Barney, the former Board Treasurer, Fred Bulleit, and with Kelly Robertson, the previous Association manager for ICA. All stated that the transaction was done verbally and that there is no written record.

Discussion was held on excess funds in the Operating account. Mr. Henderson would like to find a mechanism for moving excess funds into another account once the Operating account balance reaches \$96,000. Ms. Layton made several suggestions for the Board to review. A second operating account at Sunrise Bank, leaving the current operating account at Pacific Western Bank. Both accounts would be accessible if funds were needed. Another alternative is

to have an operating money market account at Smith Barney and cut a check from Pacific Western to Smith Barney to reduce the excess cash balance. The drawback there would be the number of checks that could be cut from the Smith Barney operating money market account in a given amount of time. Discussion was also held on the possibility of using CDARS – having Pacific Western transfer money to CDs in other banking institutions once a preset limit had been reached in the operating account. Further discussion was tabled so that Ms. Layton and the Finance Committee could further review the best options for the Board to take. Availability of funds for this year's road program was discussed.

OLD BUSINESS

The Action List was reviewed.

1. Ironwood IX annexations - Ongoing
2. Website –Ongoing
3. Financials – separate line item for legal fees. Discuss at the 2008 budget meetings. *Separate Professional from Legal fees. Carried forward*
4. EQ Preparedness – Roger Comerford is to work with the LA Fire department in regard to pamphlets that could be sent out with a cover letter. This should be ready for mailout in the fall.
5. Policy Manual – Larry Abbot gave a new draft to management to prepare and be given to the Planning and Finance Committees for review during the summer. Janet Plat and Chuck Henderson will be sending their changes to Larry Abbott.

Service Order List

Reviewed and approved to file.

Larry Sutter asked that DRM institute real-time reporting on work orders. Ms. Layton indicated that she is working to enhance DRM's current work order system. Ms. Layton is working with the current Ironwood staff to outline duties for a possible fourth addition to the existing staff.

ICA/CLUB 20%

Mitch Grossman had questions on the summary of costs involved with the ICA/Club vote. The costs were approximately \$11,675 and Mr. Grossman feels that the entity requesting an amendment action should be the one to foot the costs. Larry Abbott indicated that per Civil Code any member may request a ballot vote for an amendment. Asking that they pay for all costs may stop people from moving forward with actions they feel should be taken.

Community Enhancement Plan - RGA

Mr. Sutter indicated that a meeting had been held recently with RGA and that future meetings were being planned for over the summer for estimating costs involved in the proposed enhancement plan. Session forums will be planned in the fall to obtain feedback from Ironwood Community homeowners. These forums will focus on the streets and medians and will be held in December and early January so a majority of homeowners may attend in groups of 20-25. Mr. Henderson indicated that the enhancement program has been broken into 4-5 elements from landscaping to medians. Mr. Henderson feels that the Board has the right to maintain and replace the landscaping, etc. and that this should not go out to the membership but be voted on in early January 2009. The majority of the Board feels that a decision should not be made without homeowner input. Other elements involved in the proposed enhancement plan are the gatehouses, curb plantings, etc. These are very high in capital costs and will require a vote of the membership to approve them. This has been deferred to a later date.

Community Council Meetings

Mr. Sutter indicated that the first Council Meeting of the upcoming fall season will be held in November.

NEW BUSINESS

2009 Major Budget Assumptions

Discussion was held on adding another management person.

At this time the Board feels that the dues for 2009 will be increased no more than 5% over the current \$124.00 per unit per month.

Main Gate Roof Maintenance

M/S/C A motion was made, seconded and carried to approve the proposal by Desert Roofing Services, Inc. for the foam roof of the main gatehouse in the amount of \$1,385.

Reserve Study

The 2009 Reserve Study proposal submitted by Robert Tuvell was discussed.

M/S/C A motion was made, seconded and carried to approve the proposal for the 2009 Reserve Study as outlined by Robert Tuvell.

48-642 Palo Verde Court

Mrs. Genie Langschied made some recommendations to help improve Security at Ironwood. Correspondence will be sent to Mrs. Langschied thanking her for her comments and that the Board will take them under advisement.

73-284 Irontree

Maureen Hagen has requested that she be reimbursed for the damages to her garage door that she feels happened when Security closed it when the garage door had been left open one night. The Board discussed the issue and has agreed to reimburse Mrs. Hagen in the amount of \$95 for the repair to her garage door.

Maintenance Contract for Cleaning of Gate Houses

Legal issues concerning the current holder of the gate house cleaning contract, Doris Urbina, have led the Board to agree to release her from the contract. Bids will be sought for a new cleaning company.

Maintenance of the Gates – computers, transponders, all gate systems

Discussion was held to bring the maintenance of the gates all under one company. Management will follow up.

OTHER BUSINESS

None at this time.

CORRESPONDENCE

The correspondence was reviewed and accepted to file.

COMMITTEE REPORTS

Streets – summer projects

The street program was revised to accommodate a wedding being held. The schedule issued by

National Paving was reversed.

M/S/C A motion was made, seconded and approved to approve the revision to the street schedule.

Security

Fred McLean gave an updated report on the security camera installation.

Compliance Committee

Roger Comerford requested that Curtis Holmquist be appointed to the Compliance Committee.

M/S/C A motion was made, seconded and carried to appoint Curtis Holmquist to the Compliance Committee.

NEXT MEETING

The next Board meeting will be held on October 28, 2008 at 2:00 P.M. in the Valley View Room of the clubhouse.

ADJOURNMENT

There being no further business before the Board, the meeting was adjourned at 4:00 P.M.

Respectfully submitted,

Ron Doll, Secretary
Ironwood Master Maintenance Association
As recorded by Nancy Parkinson, CCAM®
Community Association Manager
Desert Resort Management