

**THE REGULAR MEETING OF
THE BOARD OF DIRECTORS OF
IRON HORSE CANYON
March 30, 2017
UNAPPROVED**

A meeting of the Board of Directors of the Iron Horse Canyon Homeowners Association, INC., a Texas nonprofit corporation (the Association), was held at the Recreation Center Cabana., Helotes, TX, 78259, pursuant to call by the President of the Association.

A quorum was established by the presence of David Cato, Larry Kovach, Darren Bishop and Scott Granneman. The meeting was called to order by David Cato at 6:30 pm. Mary Ann Brown and Ray Jaklitsch were in attendance representing FirstService Residential.

Homeowner Forum

Several homeowners were present. Questions about possible speed bumps. David Cato stated the HOA has no control over streets. Petition to City of Helotes was suggested. Concern over street obstructions, location provide and to be addressed. Updates were provided on the recreation improvement project.

Minutes

The minutes of the November 1, 2016 were reviewed. MOTION: Approve the minutes as written. PASSED

Financial Review

The board reviewed the monthly financials and year to date budget comparison reports and balance sheets. The balance in the Operating Account provided \$139,281.94; Reserve Account \$114,775.63.

Business Conducted Electronically (since January 27, 2016 Meeting.)

Tree tagging, landscape plans and City of Helotes approval for Recreation Center project:

David reported that this effort delayed the project/building permit be at least one month, cost \$4,825

The board approved to painting the metal fences throughout HOA and entire Recreation Center. The cost was \$22,979.

Recreation Center repairs benches, expansion joints, flagstone, countertops plumbing:

This project cost \$7,980 which was a savings of \$18,000 over bid from Interpool, biggest savings was flagstone repairs and rebuilding legs vs replacing entire benches

Perimeter fence repairs:

David reported the cost was \$61,098.30 vs \$46,970.00. Original bid was for rebuilding 63 linear feet of wall. It reported that due to subsequent collapsing of several sections of wall, the new total will be for rebuilding approximately 130 linear feet. The new total includes credit for not removing trees and not installing root shield along all of the trees.

Retaining wall repairs damaged due to vehicle accident: \$4,570.00

The retainer wall that was damaged due to an accident. The HOA will be reimbursed from driver insurance. Insurance already agreed to bids received. Due to terms of settlement (payment with no recourse), the HOA will fix it first and then will submit for reimburse of bid plus any additional costs.

Replacement of vandalized mailboxes:

The cost for the mailbox replacement was \$1,600. David asked members to notify HOA for any incident where damage occurs to non-resident property.

General Association Business:

David Cato reported there were various other items that needed repairs. The pump room door was replaced for \$1,000. An upgrade to the lighting in restrooms, storage and pump room \$1,000. The pool pump was also replaced for \$1,000.

Unfinished Business/New Business

Builder Development near Entrance:

David reported 10 lots with driveways feeding onto IHW. City will very likely decrease speed limit to 30mph at least near homes.

Financial Audit:

The 2015 audit completed. No issues found. Ongoing every year at least until Capital One loan paid off.

Landscaping for 2017:

Cost is \$10,525.16, starting soon in the next week or two. Work consists will be tree trimming, mulch, some river rock replacement, and minimal vegetation replacement.

Newsletter and Spring Yard Sale

David and Mary Ann are working on this.

Perimeter Stone Fencing

The footings for wall and metal supports have been poured.

Pool Season Preparation

The pool season preparation includes the telephone line repair, pool furniture cleaning, canopy repairs, janitorial and security contracts and buying new padlocks. Security contract was reviewed. MOTION: To approve contract with Top Gun Security. PASSED. Mary Ann will get bids for pool furniture.

Recreation Center Amenities Status

David reported that the loan contract was reviewed by the HOA attorney and signed by the HOA President. Landscape contractor has not been selected. Irrigation, probably use will be SA Rainmaker. Construction to begin in April and will go on for about three months. The parking lot will be closed

during the entire construction period. The route to gate will be from IHW, clear path delineated. There will be temporary lighting installed.

Signage along Iron Horse Way:

It was discovered signs missing in early December. HOA is working with sign company and Highland Homes who removed the signs by mistake. All parties have agreed to sign height adjustment, relocation and skin replacement for total cost to HOA of \$500.

Website Replacement;

Clippertons who maintain the website will be retiring at the end of the year. HOA will need to find a replacement. Mary Ann will shop for a Web provider as well.

Property Management Performance:

President of HOA, Ray Jaklitsch was present. Concerns stated were addressed to include lack of responsiveness, lack of follow up, General knowledge of HOA and Loan Process. Ray assured the board that these issues are being addressed and steps to improve will be taken.

General Association Business:

By-Laws Revision & CCR Corrections have been filed and posted on Website, filing sufficient public notice. The newsletter provides information as to where they can be found..

Adjourn to Executive Session

Return to Executive Session

The next board meeting is TBD

Adjourn 8:47pm

Minutes Prepared by Mary Ann Brown of FirstService Residential.