

**BLUE RIVER RUN ASSOCIATION  
ANNUAL MEETING  
AUGUST 23, 2014**

**I. CALL TO ORDER**

The Blue River Run Association Annual Meeting was called to order at 10:05 a.m. by MaryKay Kelley in the Silverthorne Town Hall.

Board Members Present Were:

MaryKay Kelley, President	Steve Wolf, Vice President
Nathan Colburn, Treasurer	Dianne Chisholm, Secretary
Weibe Gortmaker, Director	Rae Anne Debonville, Director
Mike Allen, Landscape Chair	

Homeowners Present Were:

Brooke Sterling & John Marcus, 100RR	Susana Novembre, 101RR
Tatiana a& VJ Hudec, 102CL	Sheri Paul, 105MV
Laurie Segall, 109RV	John Dunlap, 114MV
Matt & Leigh Moore, 115MV	Ray & Monica Zorens, 117MV
Maurice & Susan Goldhammer, 120MV	Bill & Benita Burns, 121MV
Nancy Allen, 123 CL	Sara & Paul Schnabel, 126 CL
Chris & Nancy Furnish, 126MV	Mike & Vicki Mueller, 127MV
Don Linger, 129 CL	Suzie Ball, 1366S
Ron Bower, 1370S	Bill & Sharon Kellstrom, 1374S
Jessica & Dan Bergan, 1504L	Carolyn Andrews, 1581L & 116 CL
Carol Barrons & Martin Strull, 1513L	Mark Debonville, 1528L

Representing Summit Resort Group Was:

Kevin Lovett, Property Administrator

**II. PROOF OF NOTICE AND QUORUM**

Notice of the meeting was sent July 23, 2014. With 24 units represented in person and 25 proxies received a quorum was confirmed.

**III. APPROVE PREVIOUS MEETING MINUTES**

RaeAnne Debonville made a motion to approve the August 10, 2013 Annual Meeting minutes as presented. Sharon Kellstrom seconded and the motion carried.

**IV. PRESIDENT'S REPORT**

MaryKay Kelley welcomed all Owners and thanked everyone for coming to the meeting. She noted that there was good attendance from all three areas of the development. MaryKay stated that the complex looked great and is an enjoyable place to live. She thanked the Board for their good work and thanked Mike Allen, Landscape Chair, for his work along with Dave from Rocky Top on the landscaping. Dave from Rocky Top is

available should any Owners wish to contact Dave for individual landscape services but please be sure to let Mike Allen and the Board know of any planned exterior alterations to the landscaping as Board approval is necessary. MaryKay noted that there were three Board of Director terms up this year and welcomed any interested Owners. MaryKay thanked Summit Resort Group for their service this past year. She reported that the Town of Silverthorne was still in negotiations with Blue River Ranch Estates HOA re the connecting section of bike path along the river to the east of the property.

## **V. LANDSCAPING REPORT**

Mike Allen presented the Landscape report. Mike stated that the complex looks great. Significant tree growth was experienced this year and the Forest Service reports that we are no longer in drought condition. In addition to the routine maintenance, two major improvement projects took place this past summer. Very nice landscape additions took place behind 108-114 CL and a rock bed was improved by unit 1366 SV. Additional rock work in beds is planned for future years as well as pruning and removal of any dead this Fall. The Board has established guidelines for landscape improvements; these guidelines are posted on the Association website. Mike thanked his wife Nancy for her good work on the landscape bed at the entry sign near the entry to Legend Lake Circle. He also thanked the Kellstrom's for their nice tree additions! Mike stated that he welcomes Owners that wish to make improvements and additions at their expense and to please be sure to check with Board for approval before starting a project.

Mike Mueller stated that the place looks great and expressed thanks to Summit Resort Group. Mr. Mueller stated that he believes the grass was mowed to short and watered too often and stated that grass should never be less than 3 inches long and to only water in the early morning. He advocated that the Board should look into this.

Ron Bower stated that the trimmers trim too close to the ground and hit trees. Discussion to place on methods to prevent the trimmer string from hitting trees, deck posts, etc. the Board will investigate. It was also noted that a blower should be used to blow off clippings after mowing and trimming.

Nancy Allen noted an area of false chamomile on the West end of the creek by Legend Lake Circle which should be attended to.

## **VI. TREASURER'S/FINANCIAL REPORT**

Nathan Colburn thanked Mike Allen for his good work and working within the Budget allowances to keep up with maintenance and improvements. Nathan reported that the Board is realizing the results of working with Summit Resort Group as Board has entered more of a decision making role rather than a working role.

Kevin Lovett stated that the Blue River Run fiscal year runs October – September. He then presented June 30, 2014 financials as follows:

June 30, 2014 financials report:

\$38,899.18 in operating

\$226,205.13 in reserves

We close June 2014 \$1,804.41 under budget in operating expenses.

Major areas of variance were reviewed to include:

662 Water and sewer \$9740 under

665 Trash removal \$1547 over

666 Snow removal \$3611 over

671 General Bldg R & M \$5101 over

\$880 CD install, remove old bird nests

\$850 heat tape installs

\$1421 leak repair 115 MV

\$328 leak repair 113 MV

\$597 leak repair into garage

\$1500 Bird prevention work (CD's and vinegar and touch up paint)

681 Contingency \$3000 under Budget

Kevin noted that all Owners were current on Dues and that all planned monthly reserve contributions are current.

The 2014-15 Proposed Operating Budget was reviewed.

Changes from the 2013-14 Budget to the 2014-15 Budget were presented as follows:

Revenues

There is no change to Operating dues proposed.

Expenses

Internal expense line item changes included:

621 Insurance – decrease, \$1510 annual; based on actuals plus allowance for 12% increase

662 Water and Sewer – decrease, \$5000 annual, based on historical actuals

663 In Unit Amenities – 3% increase beginning 3/1/15

665 Trash removal - \$1148 annual increase

666 Snow Removal - \$936 annual increase based on historical actuals

669 Electric - \$12 annual increase

671 General bldg Maint - \$2308 increase. Based on historical actuals

681 Contingency – decrease, \$70

Upon review, Sharon Kellstrom moved to approve the 2014-15 operating budget; Laurie Segall seconds and the motion passed.

The Capital Reserve plan to include future major projects and funding was discussed. A professional reserve study was completed. Over several meetings, the Board reviewed and revised the reserve plan with focus on the next 5 years. Major projects in the near future include roof replacement and concrete replacement. It was noted that the roof replacement budget figures are based on actual bids received. Siding replacement is another major project that will most likely begin within the next 10 years. It was noted that the professional reserve study called for a \$100 per unit per month increase to reserve funding. It was noted that there has been no increase to dues over the past four years. In efforts to build the reserve fund, the Board is recommending an increase of \$40 per unit per month to go to reserves. The \$40 increase is a big step to fund future projects, but is not a final step to funding all future major projects. It was noted that at the 2013 annual owner meeting, owners were in favor of increasing dues gradually and over time to fund major projects vs. large special assessments. Nathan stated that in the past, 30% of dues payments received have been placed into reserves; the \$40 increase to reserve funding results in 45% of dues going to reserves. Upon review, Susana Novembre moved to approve the \$40 per unit per month increase to dues to go to the reserve account; Mike Allen seconds and the motion passed unanimously.

## **VII. MANAGING AGENT'S REPORT**

Kevin Lovett gave the following managing agents report. He thanked the Board for their hard work this past year and thanked site manager Shane Carr for his good work.

Completed items this past year in addition to the routine items include:

- Landscape work, improvements, tree and weed spraying. Special thanks given to Mike Allen for his efforts.
- Legislative required governance compliance policies in place
- Professional Reserve study completed
- Roof maintenance work; MaryKay noted that each year the roofs are inspected and maintenance performed to extend the life of the roofs
- Backflow preventer inspections
- Various wood replacement, heat tape and gutter work
- Townhome deck staining; the Owners discussed the areas of paint peeling on the Townhome siding (mainly surfaces of the horizontal belly boards) and the Duplex deck surfaces. Kevin explained that we are currently working with the painting contractor on warranty claim.
- Asphalt crack seal, seal coat
- Concrete replacement of 124 CL, 128 CL, 1 common sidewalk square and void filling 122/124 MV

### Reminders

- Hot tubs – hot tub installation requires a permit; new installs of hot tubs on 2<sup>nd</sup> floor decks are not permitted
- Hot tubs are the responsibility of the individual unit Owner!

- Boiler inspections – please be sure to have your unit boilers inspected and services and have your glycol levels checked. This will help to avoid freeze ups and costly floods!
- Heat tape – thanks for keeping you heat tape on during winter months!
- Window replacement – SRG can help set you up with widow replacement contractor; please be sure to obtain Board permission prior to installing new windows as we are trying to maintain uniformity in exterior appearance.
- Unit Rentals / no businesses – per the association documents, businesses are not to be run out of units in Blue River Run
- Legend Lake Homes, insurance – Legend Lake owners are required to have liability insurance for their property. Please be sure to get SRG a copy of your liability insurance policy.
- Email address – please be sure to keep a valid email address on file with SRG!

**VIII. OLD BUSINESS**

There were no old business items to discuss.

**IX. NEW BUSINESS**

The following new business items were discussed:

- Mike Allen thanked Weibe for his work on the paint color selection.
- Ron bower noted that the snow plowing this past winter was very good.
- Chris Furnish stated that there were people camping on Town of Silverthorne property across the bike path; residents are to call the police if they see this happening.

**X. BOARD OF DIRECTORS ELECTION**

The terms of MaryKay Kelley, Steve Wolf and Reggie Golden expired this year and all were willing to run again. Mike Mueller moved to re-elect the trio; Diane Chisholm seconds and the motion passed.

**XI. ADJOURNMENT**

A motion was made to adjourn the meeting at 11:34 p.m. The motion was seconded and carried.

Approved By: \_\_\_\_\_ Date: \_\_\_\_\_  
Board Member Signature