

**BLUE RIVER RUN HOMEOWNERS ASSOCIATION
ANNUAL HOMEOWNERS MEETING
August 20, 2011**

The Blue River Run Homeowners Association held its Annual Meeting on Saturday, August 20, 2011, in the Public Library in Silverthorne. Directors MaryKay Kelley, Nancy Allen, Nathan Colburn, and Ron Bower were present. The owners listed below attended or were represented by proxy. Representing Wildernest Property Management (WPM) were Chuck Carvey – Community Association Manager, Daniel Vlcek - Director of Property Management, and Francisco “Paco” Ortiz - Resident Manager. Ms. Kelley called the meeting to order at 10:03 a.m.

ROLL CALL AND CERTIFICATION OF PROXIES

The following owners present, or represented by proxy, fulfilled quorum requirements of 10% of the membership, as per the Declaration and Bylaws of the Association.

Owners Present:

<u>Unit #</u>	<u>Owner</u>	<u>Unit #</u>	<u>Owner</u>
104 CL	Steven & Cynthia Scholz	122 MV	Stephen Wolf
107 CL	Eden & Phyllis Wenig	100 RR	Brooke Sterling
114 CL	Marie Crossley	101 RR	Peter & Susana Novembre
119 CL	Kenneth Schneider	101 RV	Mary Kay Kelley
122 CL	Charles Wrather	104 RV	George Murray
123 CL	Mike & Nancy Allen	109 RV	Laurie Segall
1517 LLC	Dianne Chisholm	1370 SV	Ronald Bower
107 MV	Nathan Colburn	1374 SV	Shari Kellstrom

Owners Represented by Proxy:

<u>Unit #</u>	<u>Owner</u>	<u>Proxy To:</u>	<u>Unit #</u>	<u>Owner</u>	<u>Proxy To:</u>
1569 LLC	JoAnn Hartwig	President	104 MV	Wiebe Gortmaker	President
108 CL	Bill Kubaska	President	111 MV	Jason Hladik	President
109 CL	Michael & Alice Epstein	President	124 MV	Helene Gallivan	President
110 CL	Lewis & Wilma Biegelsen	President	125 MV	Joan Donnelly	President
117 CL	Barry Spector	President	127 MV	Vicki Mueller	President
126 CL	Paul & Sara Schnabel	President	103 RR	Kenneth Russo	President
128 CL	Stephen Horlak	Schnabel	1372 SV	Gregory Kubala	President

WELCOME AND INTRODUCTIONS

Ms. Kelley welcomed everyone to the meeting after which she introduced the members of the Board and representatives from Wildernest Property Management.

APPROVAL OF MINUTES

RESOLUTION: Upon motion made, duly seconded and unanimously carried, the minutes of the August 14, 2010 Annual Meeting were approved as written.

PRESIDENT’S REPORT

Ms. Kelley thanked the owners for attending, and asked that they defer unit-specific questions to the end of the meeting, when they would all be addressed. Ms. Kelley asked owners to consider serving on the Board as there are three positions open. The Board meets in October, January, April, and July. Elections will be held at the end of the meeting.

Blue River Run Draft Annual Minutes for approval at 2012 Annual Meeting

Ms. Kelley welcomed Chuck Carvey as the Community Association Manager. Please call Chuck if there are any issues which an owner wishes to discuss.

Ms. Kelley noted that the project is beautiful, and thanked Mr. Ortiz and his crew for their hard work. Ms. Kelley walked to the back of the room where Mr. Ortiz had put a gallery of projects up for display. The owners present expressed their appreciation for the updates on the new paint colors, dumpster issues, effects of the cold winter, installation of new duplex gutters, concrete removal and replacement, repaired exhaust vents, the fresh paint on the bus stop, baluster repairs, fence repairs at highway 9, touch up paint on the townhouses and duplexes this year, and the landscape improvements in the designated areas of the highway 9 fence. Some problems with the spruce and pine trees was noted. That will be offset later this year.

Ms. Kelley encouraged everyone to consider having an energy audit done. It could highlight areas which could be fortified to increase the energy efficiency of the unit.

Sixteen new mailboxes have been authorized and 10 have already been sold to offset the installation cost.

Any owner wishing to install a satellite dish, new windows, plantings on the common area, a fire pit, extend their patio, install a hot tub, or any other project which is visible from the common area should contact Mr. Carvey at Wildernest to coordinate the request.

LANDSCAPING REPORT

Mr. Allen, the head of the landscaping committee, reported that it was a pleasure to work with Ms. Kelley. The goal of the committee has been to improve the visual impact of the community. That has been accomplished by the planting of 100 seedlings a year ago (with a 95% survival rate). Five more blue spruce trees have been planted this year.

This year, there have been improvements in the display openings of the Highway 9 fence. The community garden along the creek at the north end of the townhomes looks great, especially in June and July.

Mr. Allen reported that the snow removal would be done by Wildernest this coming season. There had been a bit of damage in past years by the previous contractor. The Board is looking forward to less damage ahead.

FINANCIAL REPORT

Fiscal Year End Financials

Ms. Allen reminded owners that all the financial information for the HOA is available online at www.wildernesthoa.com. She reported that the Assets for the fiscal year end at September 30, 2010, total \$238,971 and liabilities total \$32,552 resulting in member's equity of \$206,419. She noted that the Income Statement of the Association reflected lower expenses than anticipated to end the year. This is a better position than that with which the Association ended the prior fiscal year.

Current Financials

She reported that the Assets for the period ending July 31, 2011, total \$274,435 and liabilities total \$23,976 resulting in member's equity of \$250,459. The Balance Sheet also reflects that there is a significant amount of prepaid dues. Management is investigating why the water expense this year is so much greater than projected. Other than that, the Income Statement looks good.

Budget Proposal

The 2011-2012 budget proposal was reviewed. This budget has been approved by the Board and must be ratified by the membership. It includes a \$10 per unit per month dues increase to the Reserve Account for the townhomes and duplexes; there is no increase in dues to the single family homes.

Blue River Run Draft Annual Minutes for approval at 2012 Annual Meeting

RESOLUTION: Upon motion made, duly seconded and approved by the majority of the membership present and represented by proxy, the 2011-2012 budget was ratified as presented.

ELECTION OF DIRECTORS

There are three terms expiring this year. Mary Kay Kelley volunteered to again serve on the Board. There were no other volunteers.

The Board meets quarterly and conference calling is available for out-of-town owners that cannot attend a meeting in person.

RESOLUTION: Upon motion made, duly seconded and unanimously approved, Mary Kay Kelley was elected to serve a three-year term on the Board of Directors.

The Board will meet briefly immediately following the Annual Meeting to appoint officers.

MANAGEMENT REPORT

Mr. Carvey thanked the owners for their presence at the meeting. He then introduced the Wildernest team assigned to care for the affairs of the Association. They are the Community Association Manager, the Property Manager, and the Accountant. Wildernest offers services for individual homeowners which include long and short-term rental services, housekeeping, carpet cleaning, repair & maintenance services and construction services. Information on these services, as well as other important information, is available on the web site.

OWNER CONCERNS

The floor was opened for owners to ask questions or air concerns.

- An owner expressed concern about the deterioration of the wood trim on the townhouses. Paco replied that his crew will be replacing about 476 lineal feet of wood as they perform the touch up painting.
- An owner reported that barn swallows are nesting in the eaves of their building. Since they are a protected animal, the nests cannot be removed until after they have abandoned them for the season.
- An owner asked about the possibility of having a traffic light installed at the Kum & Go station. This has been examined in the past and there is not enough traffic to justify it according to the county.
- An owner commented on the amount of dog excrement on the grounds. It seems that a good deal of it is created by people who come onto the property from the bike trail. Management will get a bid from a "Pooper Scooper" company for Board consideration.
- It was noted that bikers don't respect cars on the road. A discussion about adding signage and the efficacy of signage ensued. The Board will consider adding a sign at the entry to Creek Lane to discourage vehicle parking by those using the bike path.

The assembled owners thanked the Board of Directors for their hard work, dedication, and commitment to the HOA.

NEXT MEETING

The next Annual Meeting will be held in August of 2012. The Board will determine the exact date in the near future. There will be a social hour with refreshments beginning at 9:00 a.m. with the Annual Meeting to follow at 10:00 a.m.

ADJOURNMENT

The meeting was adjourned at 12:17 p.m.