

**BLUE RIVER RUN ASSOCIATION
ANNUAL HOMEOWNER MEETING
AUGUST 20, 2016**

I. CALL TO ORDER

The Blue River Run Association Annual Homeowner Meeting was called to order at 10:00 a.m. by MaryKay Kelley in the Silverthorne Town Hall.

Board Members Present Were:

MaryKay Kelley, President	Dianne Chisholm, Vice President
Nathan Colburn, Treasurer	Mike Mueller, Secretary
John Dunlap, Director	Reggie Golden, Director
Mike Allen, Landscape Chair	

Homeowners Present Were:

Ed & Katie Wickham, 100MV	Claudia McIntyre, 104RV
Arthur Lock, 106RV	Bill Kubaska, 108CL
Matthew Moore, 115MV	Steve & Cindy Foley, 116MV
Joseph Kopchik, 120CL	Maruice & Susan Goldhammer, 120MV
Joan Donnelly, 125MV	Paul & Sara Schnabel, 126CL
Chris & Nancy Furnish, 126MV	Sarah Golden, 1366S
Ron Bower, 1370S	Don Linger, 129CL
Melissa Siderfin, 1549L	Carolyn Andrews, 1581L
Vicki Mueller, 127MV	

Representing Summit Resort Group was Katie Kuhn. Emma Spofford of Summit Management Resources was recording secretary.

II. PROOF OF NOTICE, INTRODUCTIONS, QUORUM

Notice was sent on July 20, 2016. With owners present and proxies received, a quorum was confirmed. Introductions were made.

III. REVIEW MINUTES OF 2015 ANNUAL MEETING

Vicki Mueller made a motion to approve the minutes of the August 22, 2015 Homeowner Meeting as presented. The motion was seconded and carried.

IV. PRESIDENT'S REPORT

This report was given by MaryKay Kelley. Twenty-five percent of the residences in Blue River Run are occupied by full-time residents. Eleven are owned by out of state owners. The first unit was built in 1998 and the last in 2002. Over 1.3 million vehicles have traveled through the Eisenhower Tunnel this summer compared to 80,000 in 2015. Over 11.8 million vehicles were recorded for all of 2015 with more passing through in the summer than the winter.

Owners were reminded that rental occupants are the responsibility of the residence owner and any complaints received will be passed to the owner for resolution. There have been some

issues with aggressive dogs. Owners were reminded to abide by the leash laws and to pick up after their dogs.

A fourth set of 12 mailboxes has been approved and will be installed sometime in the future. Owners interested in obtaining a box should contact MaryKay for the number of the individual who is coordinating this project.

The Town of Silverthorne (TOS) is working on options to continue the bike path. Unfortunately, the project located across the river has declined the TOS's offer to buy an easement through the section of land that would allow the bike path to flow uninterrupted alongside the river. The TOS is looking at two options to re-route the path, both of which will involve bikes and pedestrians passing in front of four homes in the Blue River Run Association.

Dianne Chisholm gave an update on the lake. The lake was recently stocked with fish by the Legend Lake owners. Owners in this area also complete trash patrols and pick up floating debris. The lake has a catch and release policy and owners were asked to use barb-free hooks, lures and flies (no live bait). Four river otters have taken up residence in the lake in the corner by the fence. The access point for canoes is across the stone bridge via the path on the left of the first house. Fishing access is also available on the north end of the lake by the willow area. A "No Trespassing" sign has been installed.

V. LANDSCAPING REPORT

This report was given by Mike Allen. Many of the trees are maturing and there are no plans for additional tree planting. Approximately 120 dead potentilla bushes have been removed over the last three years. Mike recently walked the grounds with MaryKay Kelley and a representative from the landscaping company, Neils Lunceford. It was suggested that the rocks around the bases of smaller trees be replaced with mulch to eliminate the need for weed trimming, which is causing damage to the tree bark and to help provide additional moisture for the tree roots. Mike will try to work this item into next year's landscaping budget. New wood chips for the flower bed at the entrance to Legend Lake Circle will also be considered.

Carolyn Andrews talked about the issues she has encountered while trying to maintain the area behind her house that runs by the creek. No maintenance is currently carried out to this area and it is unclear where the responsibility lies. Mike Allen suggested having a meeting to develop a plan that could be presented to the Board and the TOS.

VI. TREASURER'S/FINANCIAL REPORT

This report was given by Nathan Colburn and Katie Kuhn.

A. *Year-to-Date Financials*

As of July 31, 2016 the Operating Checking account had a balance of \$4,392 and the Reserve account had a balance of \$382,450. Both accounts are held at Alpine Bank. Significant variances to budget included a surplus of \$5,031 in the Snow Removal account and an overage of \$3,107 in the Grounds and Parking account due to a miscoded invoice. As of July 31, 2016 the Association was operating \$6,059 under budget. There were no delinquencies.

B. 2016/2017 Budget Ratification

The proposed 2016/2017 Budget was reviewed. In order to keep up with maintenance as the property starts to age and avoid Special Assessments, the Board recommends an increase of 2.1% to the Operating budget (approximately \$6.00 per month) and 2.53% increase to the Reserve Fund contribution (approximately \$10.00 per month).

Discussion followed on the Reserve Fund schedule. Roof replacement is anticipated in 2021 for the townhomes at an estimated cost of \$475,475 and in 2023 for the duplexes at an estimated cost of \$430,993. The roofs are inspected yearly and are assessed for a replacement date. Recommended repairs are also completed annually to extend the life of the roofs for as long as possible. The Reserve Fund schedule is reviewed regularly by the Board. Recent updates to the schedule include adding additional funds for roof repairs, gutter and heat tape replacement, rock siding repair and replacement, deck replacement and concrete and asphalt repairs. At the current rate of contribution and projected expenditures, there will be a shortfall of funds in 2023. Nathan Colburn stated that it is the Board's intent to keep operating costs down, to save for the future and to plan intelligently by making repairs on an ongoing basis.

Nancy Allen made a motion to ratify the 2016/2017 Budget as presented. Dianne Chisholm seconded and the motion carried. The budget will be effective October 1, 2016.

C. Investments

The Board has selected RBC Wealth Management to manage the Association's Reserve Fund money. The funds are currently with Alpine Bank earning very low interest. The money will now be invested in laddered CD's and government mortgage bonds and the net interest rate is expected to be 1.25% (as compared to 0.1% from Alpine Bank).

VII. MANAGING AGENT'S REPORT

This report was given by Katie Kuhn.

A. Completed Items

1. Landscape work, improvements, tree and weed spraying.
2. Backflow preventer inspections.
3. Boiler inspections (this will be repeated in the fall).
4. Heat tape and gutter work.
5. Fence staining.

B. Pending Items

1. Grey Townhome deck staining. This project will be completed this year at a date to be determined. The work will take approximately two weeks and will include minor carpentry repairs.
2. Concrete replacement of various units on Creek Lane and Mount Vista

C. Reminders

1. Hot tub installations (including replacements) require a permit. Owners should provide drawings and specifications for Board approval. New installation of hot tubs on second floor decks is not permitted.
2. Hot tubs are the responsibility of the individual unit owner.
3. Heat tape should be left on during the winter months and owners should let Katie Kuhn know if they notice an ice buildup.
4. Window Replacement – SRG can provide information for window replacement contractors. It was suggested that owners be polled to see if there would be interest in a group project that could result in discounted pricing. Katie will communicate this item via email and upcoming newsletters to assess interest.
5. Per the Association documents, operating a business from a unit is not permitted.
6. Legend Lake owners are required to have liability insurance for their property and provide a copy to SRG. It is recommend that townhomes and duplexes carry a HO6 policy to ensure no gaps between their personal and Association policies.
7. Owners are asked to provide updated contact information and email addresses to SRG.

VIII. OLD BUSINESS

There was no Old Business.

IX. NEW BUSINESS

A. Gas Meter Boxes

An owner asked if anything could be done to improve the appearance of the rusty gas meter boxes. Katie Kuhn will follow up with this item.

B. Exterior Light Fixtures

An owner asked if Board approval was required to replace exterior light fixtures. MaryKay Kelley replied that the Board would need to consider this item. It was noted that new light fixtures would need to be “dark sky” compliant.

C. Silver Trout Development

MaryKay Kelley reported the TOS has approved a new development of 31 homes in the nearby wildlife and wetlands area known as Silver Trout. Approval was granted despite opposition from neighboring homeowners.

D. Deck Railing

Joe Kopchik requested permission to modify a deck railing that currently butts up against his window. Katie Kuhn will follow up on this item.

X. BOARD OF DIRECTORS ELECTION

The terms of Dianne Chisholm and Nathan Colburn have expired. Dianne Chisholm indicated that she would be interested in running again. The floor was opened for nominations and Joe Kopchik expressed interest. The nominations were closed. A motion was made to accept the nominations and to elect the two candidates by acclamation. The motion was seconded by Vicki Mueller and carried.

XI. OWNERS FORUM

There were no additional owner comments.

XII. ADJOURNMENT

The meeting was adjourned at 11:27 a.m.

Approved By: _____

Board Member Signature

Date: _____