Blue River Run
Board Meeting Minutes
January 25, 2013

I. Call to Order

The meeting was called to order at 3:10 pm. Board members present were MaryKay Kelley, Nathan Colburn, Rae Anne Debonville, Graham Kane, Dianne Chisholm and Sheri Paul. Representing Summit Resort Group were Kevin Lovett, Deb Borel and site manager, Shane Carr.

II. Owners Forum

Homeowners, Bob Lau, Don Linger and John Flanders were in attendance. Landscape chair, Mike Allen, was in attendance to present the Landscape report, and then dismissed himself.

A. Mike Allen presented the following Landscape report:

a. Propose planting 13 Aspens (1.5 inch diameter) and six 6" tall Blue Spruce at a cost of $3,800.
   i. 116 MV-2 Blue Spruce and three Aspens
   ii. 115 MV-1 Blue Spruce
   iii. TBD in Duplex area-2 Blue Spruce
   iv. 117 CL-2 Aspens to replace bushes removed last year
   v. 107 CL-1 Blue Spruce and 2 Aspens
   vi. 113 CL-4 Aspens around dumpster
   vii. 131 CL-2 Aspens around dumpster
b. Mike recommends that BRR get bid from Neils Lunceford to “re-do” the fence, open areas, and entry landscape beds. The goal of this project will have the beds “no or low maintenance”. The plan adopts the idea that watering may be limited in the future.
c. Mike recommends that BRR get a bid from Neils Lunceford to “re-do” the Duplex landscape beds over time. Suggested doing a few each year as cost allows. The plan adopts the idea that watering may be limited in the future.
d. Mike recommended that the HOA check with Neils Lunceford for an idea of letting native grasses take over the existing Blue Grass to save money and watering in the future.

Nathan suggested that in the spring, there is a walk through to look at the irrigation usage and adjust as needed.

B. Hot Tub and Dock Indemnification

a. The Board and Owners present discussed drafted "Dock" and "Hot Tub" Indemnification Agreements. The overall goal is to provide protection to the Association from accidents resulting from individually owned items placed on limited common area.
b. John Flanders, BRR owner and attorney, stated that the current governing documents require insurance by all of its homeowners. He explained that the way that drafted indemnification agreements are written is "unlimited". He did not agree with the "unlimited" indemnification. John referred to Declaration section 10.12; Single Family Home Owners are required to have liability coverage and name the HOA as an additional insured. . John questioned whether or not the board has the authority, per the Governing Documents, to require indemnification.
c. John suggested that the HOA should pursue additional liability coverage as the means to protect the HOA rather than indemnification agreements. Nathan suggested possibly raising the liability coverage amount of the association insurance. SRG will get a quote from the insurance company for the additional coverage.

d. The board and Owners discussed the liability of the lake; the insurance company recommends “no trespassing” and “private property” signage around the lake.
e. Board will request proof of insurance from owners with docks with Blue River Run listed as “Additional Insured”.
f. SRG will ask HOA insurance company "who" is covered with regard to liability on individual owned unit hot tubs located on limited common element.
g. SRG will remind owners with hot tubs that the hot tub covers must be locked when not in use. SRG will complete random checks for compliance.

III. Approval of Minutes

Graham made a motion to approve the minutes from the October 26, 2013 minutes as presented. Nathan seconded and the motion carried.

IV. Financials

A. December 2012 Close Financials - The Board and Management reviewed financials as follows:
   i. December 2012 close financials reports $22,465.03 in operating and $179,958.38 in Reserves.
   ii. December close P & L reports that BRR closes December with $54,964.09 of actual expenditures vs. $57,542.09 of budgeted expenditures.
   iii. SRG reported on variances.
   iv. It was noted that $17,500 due from operating to reserve forgiven per October 26, 2012 board meeting.
   v. Tax return 2011-2012 fiscal year prepared. $0 owed.
   vi. All reserve contributions are current
   vii. SRG is working with owners who are late and accounting will update the board on the status of the three ACH transfers that have been delayed due to bank transition.

V. Managing Agents Report-Kevin Lovett reported on the following:

A. Complete Items
   i. Replaced broken concrete splash pans
   ii. Stop signs have been replaced
   iii. 102 RV rotten deck railing replacement
   iv. Fence painting
   v. Roof repairs- it was noted that this project was completed under bid amount
   vi. Annual registration with RE Commission

B. Report Items
   i. Security check unit list
   ii. Owner information survey list-82 surveys have been returned to date
   iii. Freeze ups-Board reviewed the units that had freeze ups. SRG will have plumber give recommendations on how freeze ups can be avoided. SRG will send owners who have not returned their security check approval forms a reminder that they need to send them in. SRG will get a bulk price from plumber for Fall 2013 boiler/ glycol checks and give owners opportunity to take advantage of the discounted bulk rate.
   iv. Ice Dam-Board discussed the areas that have had ice dams removed this winter season. SRG presented a report and proposal to repair various sections of heat tape; the total cost is $422. MaryKay made a motion to approve the expenditure. Nathan seconded and the motion carried. The board asked SRG to create and distribute a policy that owners MUST not turn off heat tape in the winter, or they will be liable for any expense from

damage caused from the ice build up. SRG will run the policy by MaryKay before distributing to owners.

v. Heat Tape-SRG will continue to monitor the ice build up in areas in need of heat tape and report to the board if there is a problem.

VI. Ratify Board Actions via Email-Kevin reminded the board of this HB1237 requirement

A. Sheri moved to ratify the following actions made via email:
   i. 11/20/13-trash agreement-approved Waste Management agreement
   ii. 11/20/13-Hot tub request-2nd floor hot tub-not approved
   iii. 12/13/13-approved Peak Paint payment for fence painting

   MaryKay seconded and the motion carried.

VII. Old Business

A. Landscape Plans 2013-discussed in Owner Forum above. Board reviewed bids for fertilizing, weed control and deep root feed. SRG will meet with Rocky Top and two other companies to get landscape maintenance bid and determine scope of work. Rocky top will be asked if they are certified for deep root feeding. It was noted that Rocky Top may be in "middle" of 2 year agreement.

B. Housekeeping Business in 129 Creek Lane
   i. SRG has placed phone calls to the owner, sent owner cease and desist letter, and placed follow up phone calls and emails to owner. Owner sent a reply email to SRG stating that no violation was occurring.
   ii. Board agreed to pursue the cease and desist
   iii. MaryKay will talk to the neighbors who filed the initial complaints to obtain situation updates. Mary Kay will then contact the owner of 129CL.
   iv. Attorney involvement will be determined based upon follow up investigations.

C. 2nd Floor Hot Tub
   i. Nathan made a motion that a letter be sent to the two owners that have hot tubs on the second floor decks requesting proof of association and Town of Silverthorne approval and proof that the deck has been structurally improved to support a hot tub. This information should be submitted to SRG within 60 days. Sheri seconded and the motion carried. Enforcement will be decided at the next meeting.
   ii. Sheri will provide SRG the hot tub approval forms that have been submitted for approval in past years.

D. Indemnifications-discussed above

E. Windows-board discussed bids for window replacement. Sheri made a motion to approve the window bid from Raptor Construction (Sierra Pacific window in black). MaryKay seconded and the motion carried.

F. Cable Bids-Board reviewed bids. SRG will confirm bid with Comcast and this will be discussed at the April meeting.

G. Trash-SRG obtained competitive bids from Timberline and the board signed agreement with Waste Management. The contract will expire December 2, 2014, and the service is for every other Wednesday on all dumpsters. SRG will continue to track usage and need for extra pickups.

H. Recycling-Kevin presented bids for recycling. Sheri moved to put one 96 gallon toter in each dumpster enclosure at a cost of $16.50 per month per toter, and keep them in place until the annual meeting. MaryKay seconded and the motion carried.

I. Electric-BRR has 8 common area meters and they are all for irrigation.

J. Intersection of private street and Blue River Circle-Options of ground cover for this 15X5 foot section were discussed. SRG will obtain bids for concrete and asphalt for this area. Will also

contact the town of Silverthorne to see if it is even permissible for Blue River Run to put concrete or asphalt there. If it is okay with the town, when the concrete work is being done in areas of the complex next summer, this area can be added. This will be discussed during the landscaping report at the next meeting.

K. Projects/Capital Plan Review
    i. Painting-Townhome touch up painting will be complete in the spring. Duplex contract has been signed with Excalibur.
    ii. Concrete-the capital plan will be re-worked to include concrete work that is needed.
    iii. Duplex wood posts-board discussed areas that may need to be repaired this summer
    iv. Townhome posts-it was recommended doing this project in conjunction with other concrete work.

L. Sharing Ratio-Notes from meeting on January 18 were handed out to board members. This topic will be on the agenda for the meeting in April.

M. Kevin McClede Fish Trap-This lot is on the market for sale. Sheri moved to table this until a future date since it is on the market. Nathan seconded and the motion carried.

N. Rock Sealing-The board is not in favor of rock sealing the fence, but the signs will be done when it comes time to rock seal the units.

VIII. New Business

A. Snow removal-turf is being turned up and irrigation heads are broken off. SRG will put the contractor on notice that there is damage and it will need to be repaired in the spring.

B. SRG will apply ice melt to areas in need of it.

C. Nathan, Diane and Meredith's board terms expire this year.

IX. Next Board Meeting Date

The next board of directors meeting will be held on Friday, April 26, 2013 at 3:00 pm at the office of Summit Resort Group.

X. Adjournment

Diane made a motion to adjourn at 6:45 pm. Sheri seconded and the motion carried.

Board Member Approval:_____ Date:_____