

Blue River Run
Board Meeting Minutes
April 29, 2016

I. Call to Order

The meeting was called to order at 3:00 pm. Board members present in person were MaryKay Kelley, Dianne Chisholm, John Dunlap and Mike Mueller. Nathan Colburn, Weibe Gortmaker and Reggie Golden attended via telephone. Representing Summit Resort Group were Kevin Lovett and Shane Carr. A quorum was present.

II. Owners Forum / Landscape Committee
Homeowner Don Linger was present.

III. Design Review Board
There were no items to report from the Design Review Board.

IV. Approval of Minutes
The Board reviewed the minutes from the January 22, 2016 Board meeting. MaryKay made a motion to approve the minutes as presented. John seconded and the motion carried.

V. Financials
The Board and Management reviewed financials as follows:

March 31, 2016 close financials report:

The Balance sheet reports:

\$10,864.08 in the operating account
\$361,857.81 in the reserve account

The Profit and Loss vs Budget reports:

\$121,392 of actual expenditures vs. \$116,259 of budgeted expenditures resulting in closing March 2016 \$5,133 or 4.4 % over budget in operating expenses.

Major areas of expense variance were reviewed to include:

Areas of expense Overage

665- Trash Removal: \$2015; SRG reported that Waste Management has overbilled and a credit is due which we are expected to receive on the May 2016 billing

667- Roof Snow Removal: \$1517; SRG presented spreadsheet reporting on roof leaks and respective repairs

677- Landscaping: \$2990; this is due to Rocky Top landscape invoices from fall 2015 being paid in 2016.

Areas of expense Underage

666- Snow Removal: \$3369; a portion of this is believed to be timing as final bills to Raven Snow Fighters are pending.

Accounts receivable; SRG reported that all Owners are current on dues payments.

Investment Discussion; The Board discussed the investment options presented. Upon discussion, SRG was instructed to contact RBC and request an updated quote on a \$300,000 investment, showing interest percentages as well as compared estimated annual returns using a ladder approach for both CD's and US Government backed mortgage bonds.

Budget work session; two items were requested to be added to discussion at the budget work session. 1, request that the fence staining be moved to occur every three years and 2, request that funds are allocated for tan townhome touch up painting.

VI. Managing Agent's Report

SRG reported on the following items:

Completed items included;

- Insurance Renewal
- Multiple leaks repaired
- Temporarily fixed broken post on fence
- Heat tape repairs
- Stop sign re-secured

Pending items included;

- Replace concrete drain pans
- Tan Townhome, stone grout touch up repairs (front, around garages where asphalt meets stone)

Report items included;

-Heat tape / Gutter system option report; the Board and Management reviewed proposals to install new gutter and heat tape systems on:

1368 S Vista Gutter and Heat Tape

100 Range View Gutter and Heat Tape

System proposals from both Sanchez Builders as well as Alpine Ice Solutions were reviewed. Alpine Ice Solutions proposal included an "enclosed" heat tape system while Sanchez Builders presented a "traditional" heat tape and gutter system. The Board weighed the advantages and disadvantages of each. Upon review, Mike moved to proceed with the "traditional" heat tape repairs to 1368SV and 100 RV with Sanchez Builders.

-Leaks; SRG presented a report of the roof leak issues that occurred in winter 2015-16.

Discussion items included;

-Upper Back Deck Shoveling Policy; the Board and Management discussed water infiltration into units as a result of excessive snow build up on individual unit decks. Owners are encouraged to shovel their own unit decks. Leaks into units occurring from not shoveling decks are the responsibility of the individual unit Owner to remedy, not the HOA.

-130 Creek Lane, report of deck sloping; the Board and Management will inspect the deck during the Spring 2016 walk around.

-Remodels, roll -off dumpsters in driveways (length of time); general discussion took place with regard to "how long" a dumpster is permitted to remain in a driveway. It was agreed that 4-6 weeks is acceptable, but no longer, and that unit owners are responsible for any damage to the concrete in the driveway as a result of the dumpster is the responsibility of the unit owner.

VII. Ratify Board Actions via Email

Reggie moved to ratify the following actions made via email:

2/3/16 Snow Plow Vendor Change (No Change)

3/10/16 Insurance Renewal and Tax Return (Approved)

3/21/16 127 Mount Vista Roll Off (Approved)

3/24/16 121 Creek Lane Vent Request (Approved)

4/13/16 120 Mount Vista Hot Tub Request (Approved)

Weibe seconded and the motion carried.

VIII. Old Business

The following Old Business items were discussed:

-Recycling; follow up to the previous Board meeting discussion with regard to “challenges” faced with the existing recycling program, the results from the poll were reviewed. 26 Owners responded; out of the 26 responses, only 1 response was in favor of keeping the recycling program at Blue River Run. SRG will cancel the recycling service with Waste Management and will email the Owners notification of the survey results and inform them where to take recycling (town and county recycling stations). SRG will also check into the possibility of individual recycling services offered and the price per unit.

-Snow removal; snow plowing and shoveling was discussed and identified as service areas to be improved.

-Concrete Repairs- SRG presented a preliminary repair inventory list. The Board will review during the walk around.

IX. New Business

The following New Business items were discussed:

-Annual Meeting; the annual meeting will be held on Saturday August 20th. The official meeting notification packet will be sent July 20th.

-Metal roofs; the Board reviewed correspondence sent from Turner Morris with regard to installing metal roofs at Blue River Run. While metal roofs have their advantages, Turner Morris expressed concern with having metal roofs at Blue River Run as metal roof “shed” the ice and snow and there are many areas where “shedding” ice and snow would be dangerous to pedestrians and vehicles parked below.

-Landscaping; the following landscape items were discussed:

-The Walk around with Rocky Top will be scheduled (see below)

-Tree spraying – upon review, the Board agreed to accept Ascent Tree spray proposal

-Weed spraying- upon review the Board agreed to accept Ascent Tree weed spray proposal

-Budget Plan – the “landscape budget plan” detailing landscape expenses projected for 2016 was reviewed vs the overall budget figure. It was noted that the landscape budget was scaled back for 2016 as overall budgeted funds were “tight” and the funding increase has been focused on increasing the reserve contribution for the major roof replacement project. The Board expressed appreciation to Mike Allen and the Landscape committee, but funds are not available in 2016 for landscape improvement projects. The Board agreed that if an operating surplus develops, funds will then be allocated to the Landscape Committee for improvements.

-Creek Lane Dumpster Post Repair; the Board approved proceeding with repairs to the Creek Lane dumpster post

-Highway Fence Fix; the Board instructed SRG to obtain additional proposal from Strategic Fence for the Highway fence post repair.

-Grey Townhome Deck Staining; The Board reviewed the bids retrieved for the Grey Townhome deck staining. Upon review, Dianne moved to proceed with DR Custom to complete the staining

of the Grey Townhome decks, using the premium product as well as touching up the paint on the underside of the decks (not a “full” paint of the undersides of the decks, just touch up). MaryKay seconds and the motion passed.

-Fence Staining; The Board reviewed proposals for the fence staining. Upon review, Dianne moved to approve the Peak Paint proposal; MaryKay seconds and the motion passed. The Board requested that SRG obtain a properly detailed scope of work from Peak Paint and present to the Board.

X. Next Board Meeting Dates

The Board and landscape site walk around will be scheduled the week of May 9th.

The Budget work session will be held on June 28th at 2:00 pm

The next Board meeting will be held July 8th, at 2:00pm.

XI. Adjournment

At 5.55 pm, Mike made a motion to adjourn the meeting. Dianne seconded and the motion carried.

Board Member Approval: _____ Date: _____