Blue River Run
Board Meeting Minutes
July 8, 2016

I. Call to Order

The meeting was called to order at 2:04pm. Board members present in person were MaryKay Kelley, Dianne Chisholm, John Dunlap, Mike Mueller. Nathan Colburn, and Weibe Gortmaker. Reggie Golden attended via telephone. Representing Summit Resort Group were Kevin Lovett, Katie Kuhn, and Shane Carr. A quorum was present.

II. Owners Forum / Landscape Committee

Homeowners Don Linger and Mike Allen were present.
Mike Allen reported that the landscaping looks great! The property is lush, and everything looks very healthy. It was noted a patch of noxious weeds were missed when the turf was sprayed though, SRG will contact Ascent to have them return and spray the area.

III. Design Review Board

Mike Allen presented a request to install an exterior oven vent in the same fashion that other homeowners have. It would be small and fit the design of the building. After discussion, the board voted to approve the vent.

IV. Approval of Minutes

The Board reviewed the minutes from the April 29, 2016 Board meeting. Mike 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:

May 31, 2016 close financials report:
Balance sheet
$19,029 in operating
$383,293 in reserves

Profit and Loss vs Budget
$155,388 of actual expenditures vs. $166,748 of budgeted expenditures resulting in closing May 2016, $11,359 under budget in operating expenses.

Major areas of expense variance include:

<u>Overage</u>

- 602 Miscellaneous - $871
- 665 Trash Removal - $5,425
  - SRG renegotiated the contract and received a credit for the overage.
- 667 Roof Snow Removal - $1717
  - Due to roof leaks
- 669 Electric - $1327
  - Working with Xcel to pinpoint cause of increased usage

<u>Underage</u>

- 666 Snow Removal - $5,424
  - March/April have yet to be invoiced
- 677 Landscaping - $8,622
  - The underage is due to timing – landscaping will likely be over budget by year end.

<u>A/R</u>

One unit is on a payment plan, all other dues current.

2016/2017 Budget - $16 dues increase proposed, along with the changes below:

501 · Operating Dues	2.1% Increase
602 · Board Expenses	Renamed to Board Expenses
621 · Insurance	3.7% Increase Effective April
663 · In-Unit Amenities	$60 Increase Effective March
665 · Trash Removal	$1080 Increase per Actuals
667 · Roof Snow Removal	$990 Increase
675 · Roof Repairs	Line Item Removed
677 · Landscaping	$3603 Increase
511 · Reserve Income	2.53% Increase

Upon review of the budget, John made a motion to approve the budget and Weibe seconded. With all in favor, the motion carried.

VI. Managing Agent's Report

SRG reported on the following items:

A. Completed

- Creek Lane dumpster post repair
- Highway fence fix
- Drywall repairs from roof leaks
- Carpet spot clean in 100 RV from roof leak
- 101 RV deck railing repair
- 1638SV Gutter and heat tape installed
- 103 RV roof repair
- 100 RV gutter and heat tape
- 121 MV gas meter awning repaired
- Pest control for voles
- Spring cleanup, irrigation repairs, other routine landscaping

B. *Pending*

- Replace concrete drain pans
- Tan Townhome, stone grout touch up repairs (front, around garages where asphalt meets stone)
- Fence Painting – Starting 7/9
- Deck Staining – Planned for late August
- Touch up painting during deck staining

VII. Ratify Board Actions Via Email

Dianne moved to approve the following actions via email:

- 5/12/16 Fence Power Washing (Declined)
- 5/25/16 123 MV Window Replacement (Approved)
- 6/7/16 Strategic Fence Repair (Approved)
- 6/7/16 128 CL Insurance Claim (Approved)

Mike seconded and the motion carried.

VIII. Old Business

- 130 Creek Lane deck was assessed by a structural engineer and a report for repair was drawn up. SRG will get bids and send to the Board once received.
- Investing a portion of the Reserve Account with RBC was discussed again. Reggie made a motion for Nathan and Mike to work together with Gene West, the RBC financial advisor, to decide how to best invest funds. Weibe seconded and the motion carried.

IX. New Business

- The Annual Meeting is scheduled for Saturday, August 20. The notification mailer will be sent July 20.
- Bids
  i. Concrete repairs were discussed. Mike moved for all Sanchez Construction bids to be approved besides 109 Creek lane, for the amount of $15,306. Weibe seconded and the motion carried. Units that will have concrete work done are: 116 CL, 113 CL, 115 CL, 111 CL, and 103 RR sidewalk. A drain will also be installed to help mitigate ice buildup on the walking paths.
  ii. Rocky Top patio fixes for $2,560 were approved to be done in fall.
  iii. Crack Repair on MV & RV for $1,950 was also approved.

- Dianne discussed that often times people do not follow the rules when fishing at the lake. The board discussed that the rules should be as follows:
  - Catch and release only
  - No live bait
  - No barbed hooks

  Reggie made a motion to review current rules for fishing at the lake, and if the documents allow, to enact the same rules as the Blue River. Mike seconded the motion, Nathan opposed, and with the rest in favor the motion carried.

X. Violation Hearing

- A homeowner contested a violation that was received. After hearing the owner's argument against the fine, the board discussed the violation and determined that the rules had been broken, and the fine should be upheld.

XI. Adjournment

Mike motioned to adjourn the meeting at 4:38pm. Dianne seconded and the meeting was adjourned.

Board Member Approval:_____ Date:_____