

**THE PONDS AT BLUE RIVER HOMEOWNER ASSOCIATION
ANNUAL OWNER MEETING
AUGUST 17, 2013**

I. CALL TO ORDER AND CERTIFICATION OF PROXIES

The Ponds At Blue River Homeowner Association Annual Owner Meeting was called to order at 10:08 a.m. by Jay Pansing in the Silverthorne Elementary School.

Board Members Present Were:

Jay Pansing, President, 120A/116A
David Raymond, Treasurer, 111A
Maureen McGuire, 104A

Joanna Hopkins, 172R
Daryl Roepke, 124R

Homeowners Present Were:

Steve & Toni Loux, 101A
Peter McGuire, 104A
Stefan Mokrohisky, 110A
Frank & Ann Amoroso, 112A
Barbette Pansing, 120A/116A
Nancy Petillo, 122A
Eugene Jencsok, 125A
Dan Bumstead/Barrett Edwards, 130A
Bob & Dot Kieber, 170A
Ethan & Pat Koehler, 176A
Robert Long, 120R
Mark & Deborah Stratton, 144R
Charles Adolph, 156R
Vince & Arlette Boehning, 190R

Jim & Bette Schlie, 103A
Sanford Kaiser, 105A
Marilyn Raymond, 111A
Dave & Martha Remki, 115A
Paul & Judy Massiglia, 117A/140A
Kurt & Kim Mahnken, 124A
Walter Imhoff, 126A
Don and Chyerl Varvil, 154A
W.M. & Margaret Watson, 174A
Bob & Vera Eddington, 110R
Sandra Roepke, 124R
Loren & Karen Steinbrink, 150R
Rick & Shirley Jennewine, 180R

Representing Summit Resort Group Were:

Kevin Lovett, Owner/Administrator
Peter Schutz, Owner

Deb Borel, Property Administrator
Shane Carr, Site Manager

With 30 units represented in person and 26 proxies received a quorum was confirmed.

II. PRESIDENT'S REPORT

Jay Pansing introduced the Board and thanked the Summit Resort Group staff. One year ago, the board was in need of a president. Jay volunteered thinking it would be an easy year, and it has been.

- No lawsuits pending, anticipated, or threatened.
- Entrance sign lighting was improved with a grant from the Eagles Nest Master Association.
- Allegra Lane pole lights have been installed. This has been a work in progress for six years. Thank you to Maureen McGuire for taking on the project. There are

still items that need to be finished, including the direction of the lighting and the bulb selection.

- Drainage improvements have been done.
- Irrigation improvements have been made.
- The association is financially stable. This year the Board has had the first professional reserve study done and it is placed on the website. The Board uses this study as a tool.
- Board continues to monitor the following:
 - Silver Trout – Bob Kieber excused himself from this discussion since he is on the Town Planning Commission. Daryl Roepke discussed the plan for Silver Trout. The original plan was for 50 units. The updated plan will be presented to the Planning Commission in September with the 23 stipulations that were required in the preliminary plan. The location of the project is across the Blue River from Allegra Ln. The intent is to have 31 units in this area. Owners are encouraged to attend the Town meetings to share their opinions to the Town. The Board will also take thoughts of the owners to the Town Council, but Town Council members better receive it if the owners show up in person. Owners will be notified of these meetings through SRG. The current projected heights of the buildings are 27.5 feet proposed to be sitting on 1- 4 foot of landfill. A buffer to trees are intended to be left along the creek. The price range will be between \$700,000 and \$800,000. SRG will place the preliminary plan on the website if owners wish to see it.
 - Fox Crossing – Joanna Hopkins said that the proposed Fox Crossing project is located in the southeast corner of Bald Eagle and Hwy 9. The area is currently zoned commercial. The Town Council denied the latest rendition. The price point is \$300,000 to \$400,000. The building height is 35 feet and the density is high. The Board will continue to monitor this project.
 - The Xcel Substation project is in process. 2,500 truck loads of fill dirt will be hauled out of the area, therefore everyone in the area will be temporarily impacted. The plan is to take the power wires to the Eagles Nest side of Hwy 9.
- Compliance – most owners have been in compliance with the Rules and Regulations.
- There are currently no outstanding violations in the complex. The complex looks great.
- There have not been any insurance claims to date, and Jay Pansing thanked the owners for their due diligence in preventing frozen pipes. Owners were reminded to have their furnaces and hot water heaters serviced annually.

There have been 5 unit sales in the past year with one more scheduled next week. There have not been any foreclosures but there were some lower priced sales.

III. APPROVE PREVIOUS MEETING MINUTES

Marty Watson made a motion to approve the August 28, 2012 Annual Meeting minutes as presented. Don Varvil seconded and the motion carried.

IV. LANDSCAPE UPDATE

- A. Removal of dead trees is ongoing as needed.
- B. Angel was thanked for her landscaping work in front and back beds.
- C. Deep root feeding on trees and bushes occurs twice a year.
- D. Weed spraying is ongoing.
- E. The Ponds continues to receive compliments from other associations as to the landscaping.
- F. Voles continue to be baited monthly.
- G. Nancy Petillo said that the landscaping looks terrific.
- H. Landscaping improvements are helping to keep property values up.

IV. FINANCIAL REPORT

- A. Financial report, year to date:

As of June 30, 2013, the association had \$21,186.65 in operating, \$74,470.85 in reserves and \$50,812.32 in each of the three CD's. The Profit and Loss reports that the association is \$18,544.46 under budget.

To date, \$7,104 has been collected in the working capital reserve account from last year's annual meeting.

- B. Budget Ratification 2013/2014:

David Raymond said there would be no dues increase for the coming year and the budget was basically unchanged from the previous year.

Bob Kieber made a motion to ratify the 2013/2014 Operating Budget as presented. Peter McGuire seconded and the motion carried.

- C. Operating Surplus Transfer Resolution:

Bob Kieber made a motion to approve the resolution to transfer the 2012/2013 fiscal year Ponds at Blue River Operating account surplus to the Ponds at Blue River Reserve Account. Don Varvil seconded and the motion carried.

V. BOARD OF DIRECTORS ELECTION

The term of Jay Pansing has expired so there is one Board seat up for election for three-year term. Maureen McGuire nominated Jay Pansing. Judy Massiglia seconded. Bob Kieber moved to close the nominations. Jay Pansing was elected by acclamation.

VI. SET NEXT MEETING DATE

The next Homeowner Meeting will be held on August 23, 2014 at 10:00 am. The annual picnic will follow.

VII. OWNER FORUM

- A. An owner asked if the Ponds were affected by the Comcast digital conversion. Kevin explained that in the next month an email would be sent to owners with information. This will not affect the Internet.
- B. The board reminded Owners to have their furnaces and humidifiers serviced regularly. Two companies available for furnace and humidifier service include Gallego Plumbing and Heating and Premier Property Services. Contact information will be sent to owners via email.
- C. Owners are asked to clip the bear bar when they use the dumpster to deter raccoons from entering.
- D. SRG will begin providing a service to replace furnace and humidifier filters. The cost for both is \$50 plus materials. For those units that do not have humidifiers, the cost will be \$40 plus materials for furnace only.
- E. A newsletter will go out in the fall.
- F. The annual picnic will follow the meeting at 1:00 pm.

VIII. ADJOURNMENT

Bob Kieber made a motion to adjourn the meeting at 11:00 a.m. Peter McGuire seconded and the motion carried.

Approved By: _____ Date: _____
Board Member Signature