

**THE PONDS AT BLUE RIVER HOMEOWNER ASSOCIATION  
ANNUAL OWNER MEETING  
AUGUST 22, 2015**

**I. CALL TO ORDER AND CERTIFICATION OF PROXIES**

The Ponds at Blue River Homeowner Association Annual Owner Meeting was called to order at 10:07 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 Loux, 101A  
Peter McGuire, 104A  
John and Helen Geisen, 106A  
Stefan Mokrohisky/Erin Freeman, 110A  
Barbette Pansing, 120A/116A  
Carl & Mary Haldy, 123A  
Eugene Jencsok, 125A  
Paul & Donna Wardlaw, 131A  
Paul and April Luber, 152 A  
Bob Kieber, 170A  
Ethan & Pat Koehler, 176A  
Janet Humphrey, 114R  
Sandra Roepke, 124R  
Steve Zeile, 136R  
Roy and Nancy Herring, 146R  
Bonnie Howe, 162R  
Vince and Arlette Beohning, 190R

Jim & Bette Schlie, 103A  
Sanford Kaiser, 105A  
Bruce and Deb Hill, 107A  
Dave and Martha Remke, 115A  
Tom & Nancy Petillo, 122A  
Kurt & Kim Mahnken, 124A  
Mike and Connie Butler, 126A  
Tom and Janie McCarthy, 146A  
Diane Jones, 154A  
W.M. & Margaret Watson, 174A  
Bob & Vera Eddington, 110R  
James and Paula Zoller, 122R  
Robert Long, 126R  
Mark/Deborah Stratton, 144R/156R  
Stinky and Karen Steinbrink, 150R  
Rick and Shirley Jennewine, 180R

Representing Summit Resort Group Were:

Deb Borel, Property Administrator

Shane Carr, Site Manager

With 37 units represented in person and 22 proxies received a quorum was confirmed. Owners introduced themselves, telling their unit number and how long they have lived in the County.

**II. PRESIDENT'S REPORT**

Jay Pansing introduced the Board and thanked the Summit Resort Group staff. He also thanked the Board for their service and their different aspects of contribution to Board matters. Pete McGuire was thanked for this work on the videos.

- This has been a quiet but good year. The Reserves in great shape.
- Several major projects have been completed as follows:
  - Robin Drive light installed – Eagles Nest grant contributed to the cost.

- Heat tape thermostats installed. This is a huge cost savings to electric expenses.
  - Wire mesh on furnace exhaust pipes have been installed. They will also be installed on the water heater vents in upcoming weeks.
  - Garage staining complete
  - Crack fill of asphalt complete
  - Street signs replaced, to comply with town requirements.
- Ongoing projects include the following:
  - Allegra Lane driveway improvements are pending. SRG is obtaining bids to remove stone at Allegra entrances and install a type of road base and landscape drought tolerant grasses.
  - Dumpster enclosures will be stained this summer.
- Foxfield Townhomes – Jay updated the owners on this project. The Town Council voted this project down 3 to 2. Jay thanked everyone who has attended meetings and written letters.
- Silver Trout – Daryl updated the owners on this project for the development of 32 units. A civic group has been formed to work with the town, county and open space group to purchase the property from the current owner. Paul Lubert asked how feasible it would be, cost wise, to purchase the property. Daryl reported that there is much money that could be paid by the county and state for the purchase.
- Bids are being obtained to replace some of the dumpster concrete pads.
- Jim Schlie thanked the board for attending the Town Council meetings and for great communication with owners.
- 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.

### **III. APPROVE PREVIOUS MEETING MINUTES**

Stefan Mokrohisky made a motion to approve the August 13, 2014 Annual Meeting minutes as presented. Paul Lubert seconded and the motion carried.

### **IV. LANDSCAPE UPDATE**

- No major projects are scheduled for this year.
- Routine maintenance on the irrigation, trees and plants is being performed.
- The Board is currently working on an Allegra Lane entrance plan, as well as with town to replace the grass in the area that Comcast removed to place wiring.
- Dave reminded owners that spring comes late in Summit County and asked them to be patient regarding early season landscaping.
- Jay commented that each year, several bushes are planted.
- An Owner commented that the Aspens have been damaged by weed spraying. The board is aware of this and is working with the weed sprayer to monitor the condition of the trees. Next summer, everything should come back normally. If trees do not come back, Mike from Ascent Tree Service will replace them.

- Next year the entrance landscaping will be maintained on a regular basis. Angler Mountain Ranch pays the Ponds at Blue River annually for a portion of the maintenance of the entrance, and ½ of Christmas tree lighting.

#### **IV. FINANCIAL REPORT**

- A. Financial report, year to date:  
As of July 31, 2015, the association had \$17,127.82 in operating, \$64,431.30 in reserves and \$200,444.32 total in the four CD's. The Profit and Loss reports that the association is \$28,045.89 under budget.
- B. The Owners reviewed the proposed 2015/2016 Operating Budget. Marty Watson made a motion to approve the 2015-2016 Operating Budget as presented. Nancy Petillo seconded and the motion carried.
- C. Daryl Roepke was thanked for the heat tape thermostats recommendation. Electric costs are \$20,000 under budget. Paul Luber congratulated the Board for their diligence with this project.
- D. Irrigation is monitored regularly.
- E. Operating Surplus Transfer Resolution:  
Steve Loux made a motion to approve the resolution to transfer all but \$10,000 of the 2014/2015 fiscal year Ponds at Blue River Operating account surplus to the Ponds at Blue River Reserve Account. Peter McGuire seconded and the motion carried.

#### **V. BOARD OF DIRECTORS ELECTION**

The terms of Maureen McGuire and Daryl Roepke have expired. Barbette Pansing nominated Maureen McGuire. Nancy Petillo seconded. Janet Humphrey nominated Daryl Roepke. Karen Steinbrink seconded. Nominations were closed and Maureen McGuire and Daryl Roepke were elected by acclamation.

#### **VI. SET NEXT MEETING DATE**

The next Homeowner Meeting will be held on August 20, 2016 at 10:00 am. The annual picnic will follow.

#### **VII. OWNER FORUM**

- A. Bob Kieber stated that the Ponds Declaration was revised. Included in the revision is that an Owner cannot take property and turn it into a timeshare or fractional ownership. Bob thanked the Owners and Board for being responsive.
- B. An Owner asked about water temperature. All owners are responsible for maintaining water heaters.
- C. SRG will send an email to Owners with contact information and prices from two local plumbers for water heater and furnace inspections.
- D. Foxfield – Steve Zelig thanked the Board for their work with this project. He recommended that the Association and others purchase the property. Bob Kieber informed the Owners that meeting attendance makes a large impact on the Town Council.
- E. The owners viewed a video from a drone of the Ponds at Blue River. It will be placed on the website.
- F. The annual picnic will follow the meeting at 1:00 pm.

**VIII. ADJOURNMENT**

Bob Kieber made a motion to adjourn the meeting at 11:42 a.m. Steve Zelig seconded and the motion carried.

Approved By: \_\_\_\_\_ Date: \_\_\_\_\_  
Board Member Signature