

**THE PONDS AT BLUE RIVER HOMEOWNER ASSOCIATION
ANNUAL OWNER MEETING
AUGUST 20, 2016**

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 & Toni Loux, 101A
Peter McGuire, 104A
Bruce and Deb Hill, 107A
Barbette Pansing, 120A/116A
Carl & Mary Haldy, 123A
Eugene Jencsok, 125A
Daniel Bumstead, 130A
Diane Jones, 154A
Bob and Dot Kieber, 170A
Ethan & Pat Koehler, 176A
James and Paula Zoller, 122R
Robert Long, 126R
Steve & Nanette Zeile, 136R
Stinky and Karen Steinbrink, 150R
Rick and Shirley Jennewine, 180R

Jim & Bette Schlie, 103A
John and Helen Geisen, 106A
Stefan Mokrohisky/Erin Freeman, 110A
Tom & Nancy Petillo, 122A
Kurt & Kim Mahnken, 124A
Mike Butler, 126A
Paul Wardlaw, 131A
Paul Avant, 160A
Ross and Christine Atwood, 172A
Janet Humphrey, 114R
Sandra Roepke, 124R
Dan & Lesia Hatelstad/Odine Craig, 134R
Mark/Deborah Stratton, 144R/156R
Bonnie Howe, 162R
Vince and Arlette Beohning, 190R

Representing Summit Resort Group Were:

Deb Borel, Property Administrator

Shane Carr, Site Manager

With 34 units represented in person and 16 proxies received a quorum was confirmed.

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.

- This has been a quiet but good year. The Reserves in great shape.
- Year in the life of Ponds BOD
 - Several major projects have been completed as follows:
 - Ongoing projects include the following:
 - Contracts – mowing, tree spraying, management, etc.
 - Owner requests
 - Landscaping
 - Replacing lights with LED
 - Annual budget

- Hot tub compliance
- Jay thanked Maureen for creating the concrete specs
- Completed
 - Replaced 3 dumpster pads – The Board and management are monitoring other ones and they will be replaced as necessary.
 - Retaining wall extension and stairs have been installed on east side of east pocket park. A grant from Eagles Nest Master Association of \$3,150 will help defer some of the cost. This is the largest grant that the Ponds has received.
 - 137 Allegra – asphalt improvements
 - Allegra Lane improvements
 - Raised insurance deductible to \$10,000
 - Neighboring developments Fox Crossing has been denied and Silver Trout has been approved for 29 units. Daryl Roepke reported that the property has been grandfathered in to 1999 codes. The Ponds is opposed to this for multiple reasons, mainly flooding. Daryl was thanked for his work on this.
- Projects in works
 - Ice mitigation – Jay discussed the plan for the gutter system. Two test cases will be completed this fall to determine if the drainage plan is successful.
 - Entrance plantings – SRG obtained a design plan for the front entrance, and the bid to complete the project was approximately \$4,700. The Board agreed that they would not spend that on this project, so they are looking into other options.

III. APPROVE PREVIOUS MEETING MINUTES

Nancy Petillo made a motion to approve the August 15, 2015 Annual Meeting minutes as presented. Steve Loux seconded and the motion carried.

IV. LANDSCAPE UPDATE

- The Ponds is in maintenance mode for landscaping.
- There is an active tree program with a certified tree company. They are deep root fed every year. There are trees that die each year, and need to be replaced.
- Aspen trees have been sprayed.
- Trees that look to be dying usually come back in the spring.
- Dead trees are removed as needed.
- Grasses and ditches are in good condition
- Karen Steinbrink thanked Angel and her crew for great work in the neighborhood.
- Nancy Petillo stated that the four corners looks great
- Nancy Petillo thanked the Roepke's for maintaining the landscaping around a portion of the bike path.
- Jim Zoller asked if every tree that is removed is replaced. Dave commented that they would be replaced if they were a part of a design.
- Steve Loux asked where the tree replacement money comes from. Dave answered that it is expensed from Reserves.
- No major projects are scheduled for this year.

- Routine maintenance on the irrigation, trees and plants is being performed.
- Dave reminded owners that spring comes late in Summit County and asked them to be patient regarding early season landscaping.
- 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, 2016, the association had \$17,676.52 in operating, \$73,209.70 in reserves and \$201,350.84 total in the four CD's. The Profit and Loss reports that the association is \$19,501.36 under budget.
- B. The Owners reviewed the proposed 2016/2017 Operating Budget. No increase to dues is being proposed. Bob Kieber made a motion to approve the 2016-2017 Operating Budget as presented. Betty Schlie seconded and the motion carried.
- C. Irrigation is monitored regularly.
- D. Operating Surplus Transfer Resolution:
Paul Wardlaw made a motion to approve a Resolution to allow the Board of Directors to transfer none, some or all of any Budget Surplus for fiscal year 2015-16 into the Ponds at Blue River Reserve Account in its discretion. Steve Loux seconded and the motion carried.

V. BOARD OF DIRECTORS ELECTION

The term of Jay Pansing has expired. Peter McGuire nominated Jay Pansing. Helen Giesen seconded. Bob Kieber moved to close the nominations. Nominations were closed and Jay Pansing was elected by acclamation.

VI. OWNER FORUM

- A. An Owner inquired about the leak and insurance claim. Jay Pansing informed owners that this was not a roof leak, but a pipe freeze up. Every year every roof is evaluated and maintenance is performed as necessary. Shane Carr stressed that it is important to turn water off even in the summer if units are vacant. He recommended leaving heaters at 62 degrees in the winter time.
- B. Mike Butler thanked the Board for their diligence with the wall and stair project.
- C. Stinky Steinbrink pointed out that on the rules and regulations, it states that glass can be recycled. Since that is no longer the case, this will be removed. He also reminded Owners to break down boxes before placing them in recycle containers.
- D. Bob Kieber updated the Owners on Town business. November 8, 2016 is the election. Things on ballot include:
- a. The Housing Authority is proposing adding an additional .6% to current taxes totaling .725%. Silverthorne does not support this additional tax. This tax is for employee housing. If passed, the units built would be deed restricted.
 - b. A Summit County trash company has begun hauling their trash out of the county. Single stream is recommended. Silverthorne is not in support in single stream trash.

- c. The Lake Dillon Theater is moving to Silverthorne. The theater is providing 1/3 of the cost for this project. Transfer taxes from Angler Mtn. and Summit Sky will help pay the balance for this project.

VII. SET NEXT MEETING DATE

The next Homeowner Meeting will be held on August 19, 2017 at 10:00 am. The annual picnic will follow.

VIII. ADJOURNMENT

Bob Kieber made a motion to adjourn the meeting at 10:54 a.m. Peter seconded and the motion carried.

Approved By: _____ Date: _____
Board Member Signature