

**THE PONDS AT BLUE RIVER HOMEOWNER ASSOCIATION  
ANNUAL OWNER MEETING  
AUGUST 18, 2018**

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

The Ponds at Blue River Homeowner Association Annual Owner Meeting was called to order at 10:00 a.m. by Jay Pansing at the Eagles Nest Community Center.

Board Members Present Were:

Jay Pansing, President, 120A/116A	Paul Wardlaw, 131A
Bruce Hill, Treasurer, 107A	Debbie Stratton, 144R & 156R
Maureen McGuire, 104A	

Homeowners Present Were:

Steve & Toni Loux, 101A	Jim & Bette Schlie, 103A
Peter McGuire, 104A	Stefan Mokrohisky/Erin Freeman, 110A
Dave & Marilyn Raymond, 111A	Barbette Pansing, 120A/116A
Judy and Paul Massiglia, 117A/140A	Tom & Nancy Petillo, 122A
Kurt & Kim Mahnken, 124A	Mike & Connie Butler, 126A
Barrett Edwards, 130A	Donna Wardlaw, 131A
Nicholas and Roma Capretta, 134A	Mitch Miller, 132A
John and Patricia Gorski, 152A	Diane Jones, 154A
Bob and Dot Kieber, 170A	William & Margaret Watson, 174A
Ethan & April Koehler, 176A	Janet Humphrey, 114R
Stinky and Karen Steinbrink, 150R	Scott McPhearson, 152R
Cliff & Melia Crowe, 174R	Vince and Arlette Beohning, 190R

Representing Summit Resort Group were:

Deb Borel, Property Administrator	Shane Carr, Site Manager
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Owners and management introduced themselves.

With 26 units represented in person and 28 proxies received a quorum was confirmed.

**II. PRESIDENT'S REPORT**

Jay Pansing introduced the Board and Summit Resort Group staff. He also thanked the Board for their service and their different aspects of contribution to Board matters. He gave the following report:

- This has been a quiet but good year
- The Reserves in great shape
- Overall, the financials are strong
- Buildings and Landscaping looking good
- Ongoing projects include the following:
  - Contracts – mowing, tree spraying, snow removal, management, etc.
  - Owner requests
  - Landscaping
  - Annual budget

- New Reserve Study has been adopted
- Rules and Regulations Compliance
- Hot tub compliance
- Jay thanked Maureen for monitoring hot tub compliance
- Several Major Projects Completed as follows:
  - Painting
  - Buck and Rail Fence by 170 Allegra has been repaired
  - The board reviewed the reserve study and updated capital plan spreadsheet. They used the assumption that everyone will pay \$2,500 for two years in 2030 and 2031 when time to replace roof. The study is based on an 11% annual increase to the reserves contribution. By 2031, the reserve contribution will be approx. \$180 per unit per month, based on the size of the unit. Jay stated that the alternative would be a \$20,000 special assessment. This will be discussed annually at the HOA meeting as the new budget is presented to owners. There are no anticipated dues increase next year. Owners were invited to review the reserve study located on the website. Several copies were provided at the meeting for review as well.
  - Roof replacement is estimated for 2031
  - Entrance bed improvements are complete
- Projects in the works are as follows:
  - Asphalt replacement at 101-107 Allegra is pending and will be done this summer.
  - Patching by 170 Allegra is pending
  - Some of the Siloam Stone on Robin is breaking apart, and the board is looking to get it replaced under warranty.
- Fox Crossing – Jay met with potential buyers of the property and they wanted to know if The Ponds at Blue River HOA was in support of the proposal. The current proposal would include 27 units. Board and owners present are not in support of the project.

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

Toni Loux made a motion to approve the 2017 annual meeting minutes with one correction. Tom Petillo seconded, and the motion carried.

### **IV. FINANCIAL REPORT**

- A. Financial report, year to date:  
As of July 31, 2018, the association had \$51,028.35 in operating, \$110,048.31 in reserves and \$153,409.23 total in the three CD's. The Profit and Loss reports that the association is \$41,131.20 under budget in operating expenses.
- B. The Owners reviewed the proposed 2018/19 Operating Budget. No increase dues increase is being proposed. Peter McGuire made a motion to approve the 2018-2019 Operating Budget as presented. Stefen Mokrohisky seconded and the motion carried.
- C. Operating Surplus Transfer Resolution:  
Tom Petillo 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 2017-18 into the Ponds at Blue River Reserve Account in its discretion. Dave Raymond seconded and the motion carried.

### **V. OWNER EDUCATION**

Deb Borel provided an update on precautions related to use of social media and wire fraud.

## **VI. BOARD OF DIRECTORS ELECTION**

The terms of Maureen McGuire and Debbie Stratton have expired. Both have indicated their willingness to serve another term. Steve Loux nominated Maureen McGuire. Marty Watson seconded. Dave Raymond nominated Debbie Stratton. Janet Humphrey seconded. Nominations were closed, and Maureen McGuire and Debbie Stratton were elected by acclamation.

## **VII. OWNER FORUM**

- A. Silver Trout - Bob Kieber reported that the TOS has issued no building permits on this project. He reported that the Corp of Engineers had been the delay in the past but is moving forward now. The bike path will be closed at the north end of Allegra during construction.
- B. Tuesday, August 21 from 4-6, there will be a Town Council meeting and short-term rental regulations will be discussed. The town is not support of doing away with short term rentals but may regulate them more closely and enforce the Uniform Housing Code, which states that no more than 3 unrelated people can live in one dwelling. A full-time code enforcement officer has been hired.
- C. Cutting of trees on Silver Trout is being addressed
- D. Stinky Steinbrink reported that the Eagles Nest Metro District will dissolved once the bond is paid off, and there will be no more mill levy beginning May 2019.
- E. Timberline Disposal – Many owners have expressed dissatisfaction with the performance of Timberline at the Ponds. They miss trash pick up's, miss recycling pick up's, hit and damage the dumpster buildings, don't put dumpsters back far enough into the dumpster so you cannot access the doors to place the trash in, they put the dumpsters in the wrong location in the dumpster, so recycling bins do not fit in, or the bear bar cannot be engaged, among other things. Owners are asked to contact Deb if they notice missed trash or recycling pick up.
- F. Vince Boehning reported that Premier Plumbing will complete a furnace service and Renai water heater flush for \$200. This year they are offering a Deluxe program that also includes the cleaning of the burner units for \$250. Owners are encouraged to call George at 970-513-9257 to schedule the service. Vince also stated that if a water heater fails, consider replacing the fan and not replacing the entire unit.
- G. Arlette Boehning asked about having a gutter system installed by her unit. The board is prioritizing the gutter installations and will continue as necessary.
- H. Janet Humphry reminded owners that there is a Happy Hour September 9 from 5-7 at the Eagles Nest Community Center.
- I. An owner stated that the Jake Brakes on 18 wheelers are being used on Hwy 9, and asked if a sign could be placed. Bob Kieber stated that he talked to the chief of police this week, and they are working on a solution.
- J. Bob Kieber asked the board to monitor parking at the Ponds more closely. Rental units especially are abusing the parking at the complex. In addition, larger vehicles than are

permitted are being allowed to park on site. Bob thanked Shane for his work at the Ponds.

- K. Marilyn Raymond asked if mailboxes could be placed on site at the Ponds. Jay Pansing explained that the HOA would be required to install 84 boxes if they installed any. By a show of hands, 6 owners would be interested in a mailbox on site at the Ponds.

**VIII. SET NEXT MEETING DATE**

The next Homeowner Meeting will be held on August 24, 2019 at 10:00 am. The annual picnic will follow.

**IX. ADJOURNMENT**

Peter McGuire made a motion to adjourn the meeting at 11:10 a.m. Stefen Mokrohisky seconded and the motion carried.

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