

**THE PONDS AT BLUE RIVER HOMEOWNER ASSOCIATION  
ANNUAL OWNER MEETING  
AUGUST 24, 2018**

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

The Ponds at Blue River Homeowner Association Annual Owner Meeting was called to order at 10:03 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, 156R
Maureen McGuire, 104A	

Homeowners Present Were:

Steve & Toni Loux, 101A	Jim & Bette Schlie, 103A
Peter McGuire, 104A	John and Helen Geisen, 106A
Debra Hill, 107A	Stefan Mokrohisky/Erin Freeman, 110A
Dave & Marilyn Raymond, 111A	David and Martha Remke, 115A
Barbette Pansing, 120A/116A	Judy and Paul Massiglia, 117A/140A
Tom & Nancy Petillo, 122A	Kurt & Kim Mahnken, 124A
Donna Wardlaw, 131A	John and Patricia Gorski, 152A
Bob Kieber, 170A	William & Margaret Watson, 174A
Ethan & April Koehler, 176A	Janet Humphrey, 114R
Chris Holly, 132R	Mark Stratton, 156R
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 24 units represented in person and 29 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
- This year has been a year to maintain
- The Reserves in great shape
- Overall, the financials are strong
- There was a broken water main at 160-170 Allegra
- Buildings and Landscaping looking good
- New Reserve Study has been adopted and may be found on the website
- Adopted new rule regarding pond storage and birdfeeders
- Replaced concrete drain pans
- Replaced stones that had fallen off the building

- Placed cameras in dumpster enclosures
- The HOA switched from Timberline to Waste Management – Owners are pleased with the change.
- Jay went to an executive board meeting for Angler Mountain Ranch HOA (AMR). Many owners were present. They are planning to start individual trash pickup service in the neighborhood. AMR has paid the Ponds HOA \$50 per month in past years for entry maintenance. Jay has been working with them to continue the payments. Jay and one board member will work together to put together a budget number that is satisfactory to both parties.
- Fox Crossing is in the works again. The people talking about purchasing the land are the same as the ones who own Silver Trout.
- Maureen McGuire read an email from Stinky Steinbrink. The bonds for Eagles Nest have been paid off, so the property tax will go to \$0 in 2020. Any left-over money will be donated to the Town of Silverthorne. Marilyn Raymond suggested that the donated money be earmarked for work in the Eagles Nest area. Maureen McGuire will discuss this with Stinky Steinbrink.
- Roof replacement is estimated for 2031
- Ongoing projects include the following:
  - Contracts – mowing, tree spraying, weed and tree spraying, property insurance snow removal, management, etc.
  - Owner requests
  - Landscaping
  - Annual budget
  - Rules and Regulations Compliance
- Projects in the works are as follows:
  - Asphalt replacement at 170 and 160 Allegra is pending and will be done this summer.
  - Some of the Siloam Stone on Robin is breaking and it will be replaced.

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

Pete McGuire made a motion to approve the 2018 annual meeting minutes as presented. Vince Boening seconded, and the motion carried.

### **IV. FINANCIAL REPORT**

A. Financial report, year to date:

Bruce Hill reported the following:

As of July 31, 2019, the association had \$31,240.63 in operating, \$79,172.45 in reserves and \$153,409.23 total in the three CD's. The Profit and Loss reports that the association is \$15,713 under budget in operating expenses.

- Bruce stated that the cost of the water main break repair will total \$31,000, which was not allocated in reserves. He reviewed the reserve study and updated capital plan spreadsheet. When the Reserve Study was prepared, 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 reserve contribution. By 2031, the reserve contribution will be approx. \$180 per unit per month, based on the size of the unit. It was noted 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.

- B. The Owners reviewed the proposed 2019/20 Operating Budget. A 10% increase to dues is proposed, the majority of it being placed into Reserves. Steve Loux made a motion to approve the 2019-2020 Operating Budget as presented. Betty Schlie 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 2018-19 into the Ponds at Blue River Reserve Account in its discretion. Marty Watson seconded and the motion carried.

#### **V. OWNER EDUCATION**

An explanation of the importance of maintaining a Reserve Fund was included in the meeting packet to fulfill the owner education requirement.

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

The term of Jay Pansing has expired. He has indicated his willingness to serve another term. Peter McGuire nominated Jay Pansing. Nancy Petillo seconded. Nominations were closed, and Jay Pansing was elected by acclamation.

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

- A. Silverthorne no longer has a fire station. The closest fire truck, ambulance and EMS is in Dillon. The master plan for Silverthorne is to build a new fire station north of town. Bob requested that the board send a letter to the town of Silverthorne to prioritize the building of the Silverthorne fire station. The Ponds board will send a letter to fire chief Jeff Berino and their board of directors. The Ponds board will send a letter to Eagles Nest asking them to have all sub-associations write a letter as well.
- B. Trees are sprayed annually.
- C. 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.
- D. Dave Raymond stated that the HOA pays Eagles Nest \$200 per year for dues. Since the Ponds is no longer in the metro district, he suggested that the HOA request to be removed from the Master Association. This requires 67% approval by all owners of Eagles Nest. This will be placed on the agenda for the next meeting. Jay Pansing will talk to the president of Eagles Nest regarding this.
- E. Fox Crossing – Janet Humphrey asked if anyone is involved in keeping track of what is going on at Fox Crossing. Jay Pansing has asked the town to keep him updated. An owner noted that the Ponds HOA may have the authority to review and approve the ARC design before they can build.

#### **VIII. SET NEXT MEETING DATE**

The next Homeowner Meeting will be held on August 22, 2020 at 10:00 am. The annual picnic will follow.

**IX. ADJOURNMENT**

Pete McGuire made a motion to adjourn the meeting at 11:10 a.m. Vince Boehning seconded, and the motion carried.

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