

# **Ponds HOA Board Meeting Minutes**

## **April 9, 2010**

Attending: Bob Kieber, Maureen McGuire, Jay Pansing, Judy Massiglia (by phone), Deb Borel, Kevin Lovett, Peter Schutz and Tate Viles.

Meeting called to order 3:13pm

1. Minutes from the March 12, 2010 meeting read and approved.
2. Financial Report: Dave has not received the financial report from Wildernest Properties yet so there is no financial report. The heat tape has been turned off for the year. The cost for snow plowing and the electrical bill from the heat tape was much lower this year due to a mild winter.
3. Property Management. Summit Resort Group will be taking over as our property manager as of May 1st. The board agreed that there will be a grace period for delinquent dues for the months of May and June to accommodate for the transition period.
4. Landscape manager: Tate from VIC Landscaping said he would be present for a walk through of the property with the landscaping committee to evaluate the irrigation system.
5. Judy Massiglia has agreed to chair the landscape committee. Bob has written a committee member "job description".
6. Furnace Vents: Attorney Mark Thompson has said that PIE does not want to sign off on the furnace vent inspections. We are waiting for a response on the furnace vent repairs from Jon Keen, PIE's attorney.
7. Eagle's Nest Grant: The board has been looking into purchasing new playground equipment. Deb Borel suggested we look into Rainbow, a company that sells commercial grade playground equipment.
8. Easement: Bob Kieber has submitted to the staff the replatting papers.
9. Asphalt: The board asked Summit Properties to look into and get bids for the repair of the asphalt cracks.
10. Water turn off in unoccupied units: It was agreed that if a unit looks unoccupied the property managers will turn off the main water valve in the unit in order to prevent ruptured frozen pipes.
11. Hot Tubs: Bob gave the hot tub proof of insurance documents to Summit Properties. He asked that they check and make sure that all hot tub owners are in compliance with the insurance requirements. The board requested that Summit Properties give instructions to the title companies to obtain the hot tub proof of insurance docs when a unit at the Ponds is sold.
12. Trees: Some of the trees around unit 190 Robin will be removed this spring.
13. Insurance: Summit Properties said they will contact Bob Strong of Farmers Insurance and get a letter that describes what the HOA's responsibilities are in the event of damage inside a unit at the Ponds.
14. Annual meeting: The annual HOA meeting will be held on August 21<sup>st</sup> at Silverthorne Elementary.

Motion to adjourn by Maureen McGuire. Second Jay Pansing. Meeting adjourned at 4:55pm.