

The Ponds @ Blue River Board of Directors Meeting August 25th, 2008

The Board of Directors met August 25th, 2008 at 111 Allegra Lane. The meeting was called to order at 8:00 am by Dallas Knudson, acting president.

Present were Directors Dallas Knudson, Dave Raymond, Jay Pansing, Pepper Leavine and Bob Kieber. Owners present were Rick Jennewine, Stinky Steinbrink and Ann Brewster.

The first item of business was the selection of Officers. Jay Pansing moved to appoint Bob Kieber as President, Pepper Leavine as Vice President and Dave Raymond as Secretary/ Treasurer. Dallas Knudson seconded the motion, a vote was taken and the motion was approved.

The first item of business concerned the installation request for a hot tub at 144 Allegra. The applicant/owner has submitted required documents and permits. The Insurance coverage was questioned. Pepper Leavine moved to approve the hot tub application pending the receipt of acceptable Insurance. Jay Pansing seconded the motion.

Discussion occurred, a vote was taken and the motion was unanimously approved.

The next item of business concerned the Special Reserve account. Bob Kieber stated that the Controller of WPM recommended the account be closed only after all the funds had been paid out to zero the balance. It was also recommended that the account be reviewed by a CPA firm to document the funds were properly used for the reconstruction of the association.

Dallas Knudson moved to do as recommended by the controller, Jay Pansing seconded the motion. Discussion occurred and a vote was taken. The motion was approved unanimously.

Dave Raymond was asked to follow up on an item of discussion at the Annual meeting that was held on August 16th, that being the cost and feasibility of installing recycling bins. Dave agreed to follow up with more information at the next Board meeting.

WPM staff was to follow up on two other items, window washing and High Speed Internet for the association.

Bob Kieber asked that the Board look at the feasibility of installing a split rail fence on the berm on the west side of Robin Drive adjacent to the open property that is not part of the association.

Pepper Leavine inquired about the status of the Trane Furnace roof vents. General discussion occurred and it was decided that it will be an item to be further discussed with the General Contractor and the engineering firm P.I.E.

Discussion occurred on the roof “bird cage” vent fabric. Twenty five of the eighty four units have had the fabric installed and there is discussion with P.I.E on costs. This will be another item that will require more discussion.

There was discussion on the asphalt repair. Reconstruction Experts plans to have a contractor here Sept 9th to the 12th to complete repairs. Two additional asphalt parking areas will be expanded by 126 Allegra and 136 Allegra. Bob Kieber will ask the asphalt contractor for a quote on sealcoat treatment and striping. Bob will get an e-mail to WPM to send to owners notifying them of the dates of the repairs and the need to have access to the garages. Garage doors must be opened to facilitate the asphalt repairs.

Bob will have in the bulk E-mail a request for owners to supply a list of any possible exterior repairs for a punch list to be given to RE.

Stinky Steinbrink was asked about a stone wall that was in the bid specs with RE. He stated he would contact the Town for their input and report back to the Board.

Three easements with the Town were discussed, in the west pocket park on Allegra and two well easements on close to 180 Robin. The Town and our surveyor are trading e-mails to come up with a final product to be presented to the Board and the Town for review.

Pepper Leavine inquired if we should look at installing private property signs on Robin. This item will be reviewed as Board members walk the property.

It was noted that the Board approved timber steps north of 126 Allegra from the pocket park to the bike path will be installed. These steps were approved in the August 16th meeting. Nate Leonard from RE will build the steps.

Stinky Steinbrink was asked to contact a Trane Furnace repair company to see if they can provide warranty work in the future, he agreed to contact them.

Rick Jennewine gave an update on the progress to the landscaping. Bob Kieber asked that Rick write a policy/procedure for home owners to request additions and changes to the Landscaping. Once this is written the Board will review and consider implementing.

Rick has also been asked to review the most recent invoice from Neils Lunceford.

It was announced that the NL foreman Keith will be relocated from our project as another job was scheduled for him. The Board unanimously agreed that Rick should contact Tim Glasco and inform him of our disagreement of this action.

Grading problems at 166 Robin, 160-166 Allegra and North 4, 5 & 6 was discussed. Rick and Bob will meet with NL to determine fixes.

Jay Pansing moved to inform the owner of 120 Robin to remove plants that have been placed by that unit's sidewalk. Dave Raymond seconded the motion. Discussion occurred, a vote was taken and the motion was approved. The owner was present and agreed to remove the plants.

The subject of getting Re to complete the lighting repairs on Allegra was discussed and it was agreed that RE was to be contacted and urged to expedite the completion of all items in the contract.

The meeting adjourned at 11:40 AM.