

**THE PONDS AT BLUE RIVER HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Saturday, August 21, 2010 at 9:00 AM
Silverthorne Elementary School**

1. CALL TO ORDER

President, Bob Kieber, called the meeting to order at 9:00 am.

Board members in attendance were:

Bob Kieber
Dave Raymond
Jay Pansing
Judy Massiglia
Maureen McGuire

Representing Summit Resort Group were Peter Schutz, Kevin Lovett, Deb Borel and site manager, Shane Carr.

2. APPROVE PREVIOUS MEETING MINUTES

Maureen McGuire made a motion to approve the minutes of the July 9, 2010 Board Meeting as presented. Jay Pansing seconded and the motion carried.

3. FINANCIAL REPORT

The financial report was presented as follows:

July 31, 2010 close financials report that the Ponds at Blue River has a balance of \$53,372.26 in Operating and \$227,208.88 in Reserve.

Four \$25,000 CD's were purchased from Colorado State Bank and Trust at a rate of 1.75%, 17 month.

4. CONSTRUCTION UPDATE

Negotiations between Reconstruction Experts, PIE and PBR are close to resolution.

5. MOTIONS VIA EMAIL

The board reviewed the following policies:

- Adoption and amendment procedure for Policies, Procedures and House Rules
- Collection Policy
- Conflict of Interest Policy
- Acknowledgement of Conflict of Interest Policy
- Covenant and Rule Enforcement Policy
- Investment of Reserves Policy
- Records Inspection Policy
- Request for Access to Association Records
- Agreement Regarding Use of the Membership List for the Association
- Dispute Resolution Policy and Procedure
- Reserve Study and Funding Policies

- Reserve Study Policy and Reserve Funding Policy

Maureen McGuire made a motion to adopt the above policies. Judy Massiglia seconded and the motion carried.

6. LANDSCAPING

- ☐ Irrigation on the West side of Robin up and running.
- ☐ Management and volunteers installed new playground equipment. Eagles Nest has reimbursed \$2,000 of the cost of the equipment.
- ☐ Curb and gutter along 4 corners may be installed at TOS expense next summer.
- ☐ Sod at 186 Robin-bids have been obtained to have sod laid in this area. The Landscape Committee and Board will walk the site and make the decision whether or not to proceed with this improvement, which is on the Landscape priority list.

7. OTHER MATTERS

- ☐ 164 Allegra-electric box for a new hot tub is not where originally proposed. Board will look at the location and contact Maureen with suggestions.

8. EXECUTIVE SESSION

None

9. ADDITIONAL INFORMATION

- ☐ Re-platting update – Bob met with the Town of Silverthorne Planning Department. The Town of Silverthorne is running copies of all previous plats; discrepancies in the plat versions will be noted.
- ☐ The town of Silverthorne has completed Bald Eagle road resurfacing.
- ☐ Ann Brewster complimented the Board on their work; she stated that the Board is doing a great job.

10. ANNUAL MEETING

The Annual Owner meeting is set to follow this Board meeting at 10:00 am.

11. ADJORNMENT

At 9:50 am, Maureen moved to adjourn; Judy seconded and the motion passed.

Approved By: _____

Board Member Signature

Date: _____