**THE PONDS AT BLUE RIVER HOMEOWNERS ASSOCIATION**

**BOARD OF DIRECTORS MEETING**

**Friday, January 13, 2017 at 4:00 pm**

# CALL TO ORDER

Jay Pansing called the meeting to order at 4:06 pm

Board members in attendance were:

Jay Pansing

Daryl Roepke

Joanna Hopkins – via telephone

Dave Raymond

A quorum was present.

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

1. **OWNER FORUM**

It was noted that Bob Kieber was in attendance. Bob reports that regarding trash and recycle pick up, the county wants to begin Flow Control, which would require that all trash collected in Summit County to be dumped in Summit County. Silverthorne Town Council is looking into possible locations for a recycle center in Silverthorne. Silverthorne Town Council does not support an ordinance supporting Flow Control.

# APPROVE PREVIOUS MEETING MINUTES

Dave made a motion to approve the minutes of the December 9, 2016 Board Meeting as presented. Daryl seconded and with all in favor, the motion carried.

# FINANCIALS

The financial report was presented as follows:

August 31, 2016 close financials report:

$ 30,351.05 Operating

$ 88,528.32 Reserve

$201,350.84 Total 4 CD’s - expire 1/26/20

* The Board discussed the areas of variance.
* P & L reports $8,949.12 under budget in year to date operating expenses.
* All transfers to the Reserve account are current.
* All Owners are current in dues.
* The capital plan was reviewed and updated.

# BOARD MOTIONS VIA EMAIL

There have been no Board actions via email since the last Board meeting.

1. **MANAGING AGENTS REPORT**

The following Manager's Report was given:

Complete Items

* 152 Robin hot tub was approved after the Owner provided more information on the electrical schematics.
* 2017 Capital Plan was updated to include a budget figure of $26,000 in 2017 to fund future gutter drainage additions and to repair landscape to flower beds that may be needed after the gutter systems are installed.

Pending Items

* Mesh around bottom of trees is pending Board approval – Greenscapes has put mesh around several trees on the east pocket park. Dave has also placed some metal around some of the trees in the west pocket park. This will be tabled until the spring. Jay agreed to look into spraying and killing a circular area around base of trees (as is done in Denver parks.)
* Gutter Cleaning is pending

Report Items

* Christmas lights will be removed in the spring
* 101-107 complete asphalt resurface request will be tabled until the spring
* Roof snow removal has been done and will continue as necessary
* Dave asked if there had been an issue with the large amounts of snow collecting over roof vents. To date, there has only been one Owner that has had an issue with water coming through their vents.

1. **OLD BUSINESS**
   1. Window Replacement Policy – Daryl made a motion to approve the policy as presented. Dave seconded and the motion carried. This policy will be placed on the website.
   2. Dumpster and Recycle Usage – A motion was made and seconded at the December Board meeting to remove the recycling, since it continued to be contaminated with items that were not recyclable. Jay suggested that that motion be rescinded and that in lieu of removing the recycling totes, the following be done:

* Find volunteers to remove items that cannot be recycled from the recycle bins every Wednesday morning before they are picked up
* Assess a fine to Owners if they or their tenant violate the recycling rules
* An email will be sent to Owners letting them know that the fine will be assessed

Daryl made a motion to rescind the previous motion to remove the recycle bins, and to retain recycling bins and police them with a potential fine according to the Covenants and Rules Enforcement Policy. Dave seconded. After discussion, all were in favor, and the motion carried.

* 1. RV Parking – Daryl and Maureen will work to complete this document

1. **NEW BUSINESS**
   1. HB-1254 – Per Colorado Legislation, SRG presented the annual Management Fee Disclosure to the Board.
   2. Owner Request – The Board reviewed a request from an Owner asking permission to vent the bathroom fans out the gable end of the attic. After discussion, the Board agreed that the Owner will be told that based on other experiences, he should start with insulating his pipes before the Board would entertain his request. Another Owner at the Ponds has stated that when it gets cold, his furnace turns off. SRG will ask a plumber if they have heard of this.
   3. Eagles Nest HOA Grant – The Ponds will request a grant from the ENPHOA again this year. Jay will talk to George (Eagles Nest) to determine what project will be submitted. The Board discussed the entrance improvements as an option.
   4. Shane said that the drainage project is effective.
   5. Joanna’s garage gutter is dripping. SRG will have that fixed.
   6. Drain block by Joanna’s unit will be removed.
2. **NEXT MEETING**

The next Board of Directors meeting will be held on Friday, February 10, 2017 at 4:00 pm.

1. **ADJORNMENT**

At 5:07 pm, Daryl made a motion to adjourn. Joanna seconded and the motion carried.

Approved by: Date: