

**THE PONDS AT BLUE RIVER HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
Friday, January 8, 2016 at 4:00 pm**

**I. CALL TO ORDER**

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

Board members in attendance were:

Jay Pansing  
Daryl Roepke  
Maureen McGuire  
Dave Raymond  
Joanna Hopkins

A quorum was present.

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

**II. OWNER FORUM**

It was noted that no Owners, other than Board members, were present.

**III. APPROVE PREVIOUS MEETING MINUTES**

Daryl made a motion to approve the minutes of the November 11, 2015 Board Meeting. Maureen seconded and with all in favor, the motion carried.

**IV. FINANCIALS**

The financial report was presented as follows:

September 30, 2015 close financials report:

\$ 28,901.55    Operating  
\$ 57,832.65    Reserve  
\$200,444.32    Total 4 CD's - expire 1/26/20

- The Board discussed the areas of variance.
- P & L reports \$4,978.80 under budget in year to date operating expenses.
- All transfers to the Reserve account are current.
- All Owners are current in dues.
- Dave has applied to Alpine Bank to be allowed to look at accounts online on a monthly basis as a fiduciary responsibility of the Board.

**V. BOARD MOTIONS VIA EMAIL**

There have been no board motions via email since the last meeting.

**VI. MANAGING AGENTS REPORT**

The following Manager's Report was given:

Complete Items

- Light bulbs are being replaced with LED as needed
- Christmas lights are up and will be turned off when requested by the Board
- One round of roof snow removal is complete where necessary

- Grant money has been received from ENPHOA and placed into reserves
- Xcel credit received

#### Pending Items

- Allegra Lane Improvements – bids are pending
- 137 Allegra asphalt bids are pending
- Armando Sanchez will be contacted and asked to review the current concrete specs. He will be asked for recommendations to bring them up to current code, if necessary, and he will be asked if concrete pads should be tied into the foundation. Maureen will talk to the Town of Silverthorne and get their opinions as well.

#### Report Items

- SRG will bill Angler Mtn. for ½ of the cost to install and take down the Christmas lights.
- 137 Allegra pipe burst and there was damage to the laundry room wall and living room floor. Both insurance companies have been contacted. A blast email will be sent to owners reminding them to turn off their water when not at home and it will also be recommend that they take advantage of the security checks that SRG performs in their absence. An insurance adjuster is scheduled to look at the damage. Kevin Lovett will contact Jay Pansing regarding the possibility of an insurance increase due to this.

### **VII. OLD BUSINESS**

- A. 126 Allegra Patio – Jay will file the plat amendment.
- B. Zeile – Daryl contacted Steve Zeile regarding furnaces. Daryl will send SRG the email communication for record purposes.
- C. HOA Retaining Wall extension – SRG will make sure that this project will get on Armando's schedule early in the spring.
- D. Robin Drive Gutters – Shane and the Board discussed the two bids for gutters at Robin and Allegra. The discussed doing one on Robin and one on Allegra as tests, to see if it helps with the drainage. Maureen made a motion to complete the option 1 gutter and downspout installs at 172 and 174 Robin and 133 and 135 Allegra with Sanchez Builders. Daryl seconded and the motion carried. Both the Allegra and Robin modifications will be done the same, with then drywell extending under the sidewalk.
- E. Owners are asked to call Shane with snowplow issues.

### **VIII. NEW BUSINESS**

- A. HB 1254 – Per Colorado Legislation, SRG presented the annual Management Fee Disclosure to the Board.
- B. Noxious Weed Grant to ENPHA – The Board reviewed the grant that ENPHA received for noxious weed removal. Daryl explained how the process worked. The Board has chosen not to participate in this.

### **IX. NEXT MEETING**

The next Board of Directors meeting will be held on Friday, February 12, 2016 at 4:00 pm at the home of Jay Pansing.

**X. ADJORNMENT**

At 5:25 pm, Maureen made a motion to adjourn. Joanna seconded and the motion carried.

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Approved by:

\_\_\_\_\_  
Date: