

**THE PONDS AT BLUE RIVER HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Friday, January 9, 2015 at 4:00 PM**

I. CALL TO ORDER

Jay Pansing called the meeting to order at 4:05 pm.

Board members in attendance were:

Jay Pansing
Dave Raymond
Maureen McGuire
Joanne Hopkins
Daryl Roepke

A quorum was present.

Representing Summit Resort Group were Deb Borel and Peter Schutz.

II. OWNER FORUM

Aside from Board members, there were no Owners present.

III. APPROVE PREVIOUS MEETING MINUTES

The Board reviewed the minutes from the November 14, 2014 Board meeting. Daryl made a motion to approve the minutes with one change. Dave seconded and with all in favor, the motion carried. The change will be that the grant request from Eagles Nest Master HOA will be for the Robin Light.

IV. FINANCIALS

The financial report was presented as follows:

November 30, 2014 close financials report:

\$ 20,576.46 Operating

\$ 91,854.96 Reserve

\$155,418.03 Total 3 CD's - expire 1/16/15

- The Board discussed the areas of variance.
- P & L reports \$2,546.15 under budget in year to date operating expenses.
- All owners are current in dues.
- It was noted that the reserve account is strong.
- Daryl commented that the financials should say Robin Drive Lighting instead of Allegra Land Lighting. In addition, the Allegra Lane improvements budget of \$20,000, also needs to be added. SRG will make these changes to the financials.
- SRG will discuss with Alpine Bank the option of four \$50,000 five-year CD's, each having one time penalty free early withdrawal option at an interest rate of 1.1%. This will also be discussed with Bob Kieber at Centennial Bank to determine if he can match the terms. Daryl made a motion to purchase four \$50,000 CD's, each having a one-time penalty free early withdrawal. Maureen seconded and the motion carried.
 - The Board discussed the delayed billing by Greenscapes. Jay suggested penalizing Greenscapes 5% per month for late invoicing of

bills. This will be considered in the spring when bids are being obtained.

V. BOARD MOTIONS VIA EMAIL

Daryl made a motion to ratify the heat tape repair on the 131-137 building by Sanchez Builders. Maureen seconded and the motion carried.

VI. MANAGING AGENTS REPORT

The following Manager's Report was given:

Complete Items

- Sent cards to Stan Miller and Ten Mile Engineering thanking them for their help with the Robin conduit project.
- Christmas lights installed – SRG will confirm that Angler Mtn. paid for ½ of the cost.
- Heat tape thermostats installed – SRG will determine if the bill for the heat tape thermostats has been paid, and if there were additional changes other than the bid amount.
- Angler Mountain Ranch sign repaired by Wildernest
- The Hot tub guidelines will be changed to reflect the following: “A \$500 fine will be imposed to anyone who proceeds with a hot tub installation in any way prior to getting full board approval or in any other way violates these rules regarding installation.”
- SRG contacted owner of 136 Robin regarding his patio ceiling. The board agreed that the requested work could be delayed until after the May meeting. The owner would like to meet with the Board prior to this time to discuss his findings when he modified his ceiling.

Pending Items

- Allegra Lane entrance improvements
- Robin light installation
- Furnace mesh investigation and / or installation – George from Premier Plumbing suggested ¼ inch mesh be placed on the top of the vents to prevent birds from entering the vents. He stated that it would not affect the functioning of the furnace. A bid will be obtained in the spring, when the roof inspections are done.
- Letters will be sent to owners in the spring regarding the condition of hot tub stain.
- 2015 Eagles Nest Grant has been requested to supplement the payment for the light that will be installed on Robin.
- Repair of stone on Bald Eagle pillar – pending warmer weather
- New heat tape wire on 131-137 Allegra building will be done next week.


VII. OLD BUSINESS

There were no old business items to discuss.

VIII. NEW BUSINESS

- A. Snow Plowing and Shoveling – The Board and management discussed snow shoveling in front of garages. SRG will attempt to coordinate with the plow company to have the plowing take place earlier in the day. On Robin Drive, when the plow back drags the snow out of the driveway, there are 4-5 inches of snow on the side,

which is creating ice. Shane will discuss this with Lindsay and coordinate the timing of shoveling and plowing.

- B. Jay does not want salt in front of his unit. Salt will only be placed around the dumpsters and on Robin around the gutters where ice forms.
- C. Recycling glass – Dave suggested removing all of the old signs from the recycle totes, and add one simple sign that states –  “No Glass, No Plastic Bags, No Garbage” on yellow paper with red printing. A blast email will be sent to owners regarding recycle rules, reminding them to inform their tenants.
- D. SRG will contact Zack Margolis regarding dropping their plow on Robin Drive in route to the water treatment plant. The Board does not want them to do this.
- E. Hot Tub Filters – no commercial waste that is generated in any business may be placed in the dumpsters. SRG will remind the owner of 164 Allegra of this rule.

IX. EXECUTIVE SESSION

There was no executive session.

X. NEXT MEETING

The next Board of Directors meeting will be held on Friday, February 13, 2015 at 4:00 pm.

XI. ADJORNMENT

At 5:14 pm, Daryl made a motion to adjourn. Maureen seconded and the motion carried.

Approved By: _____

Board Member Signature

Date: _____