

THE PONDS AT BLUE RIVER HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Friday, October 11, 2013 at 4:00 PM
116 Allegra Lane

I. CALL TO ORDER

Jay Pansing called the meeting to order at 4:10 pm.

Board members in attendance were:

Jay Pansing
Daryl Roepke
Maureen McGuire
Joanna Hopkins
Dave Raymond

A quorum was present.

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

II. APPROVE PREVIOUS MEETING MINUTES

Daryl made a motion to approve the minutes of the August 17, 2013 Board Meeting.
Maureen seconded and with all in favor, the motion carried.

III. FINANCIALS

The financial report was presented as follows:

August 31, 2013 close financials report:

\$27,749.49	Operating
\$78,090.55	Reserve
\$50,976.00	In each of the 3 CD's - expire 1/16/15

P & L reports \$17,266.11 under budget in operating expenses year to date.

Dave reported that Greenscapes had not billed in two months, but even if the extra landscaping improvements are approved, the association will still be under budget.

The Allegra Lane lighting has been paid in full.

Operating surplus will be transferred to reserves after year-end financials are received.

The financial report was accepted as presented.

IV. OWNER FORUM

No owners, other than board members, were present.

V. BOARD MOTIONS VIA EMAIL

- None – Kevin will call Jay for clarification.

VI. MANAGING AGENTS REPORT

The following Manager's Report was given:

Complete items

- Irrigation Blow out
- Comcast digital conversion
- Allegra Lane lights installed – SRG will verify warranty of bulbs. Board will consider adding one light along the west pocket park and one on Robin. SRG will ask John Winston for a bid for those light installs. Joanne will talk to a representative of the DRC from Eagles Nest and they will drive by to see if the lights are approved. Joanne will keep the Board updated on the process.
- Fidelity bond in place
- Crack fill – SRG will walk the property with Columbine to show them the places that need to be re-done.

Pending Items

- Email owners the rule reminder – Rules reminder will be placed in the newsletter.
- Xcel meters will be turned on November 1

Report items

- None

VII. OLD BUSINESS

- A. Allegra Lane Lights – Light installation is complete. The board reviewed the specifics of the lights that were included in the meeting packet.
- B. Dumpster Enclosure Tree – The board reviewed the installation bid. Daryl made a motion to approve the installation of the tree. Maureen seconded and the motion carried.
- C. Landscape – The board reviewed the landscape bids that were included in the meeting packet.
 - a. The Board approved the seeding behind 132 Allegra. No sod or edging will be installed.
 - b. Several re-vegetation areas were discussed. Dave will define to the Board, the areas that are included in the bid. Greenscapes will be asked to send SRG the areas of improvement that information will be forwarded to the board.
- D. 160 Robin Windows have been installed.
- E. Silver Trout Update –Daryl discussed the project with the Board. The Board has asked Daryl to continue to monitor the project and keep the Board informed. The Board would like to determine the view of the buildings from the Ponds as well as the vegetation that will be left undisturbed and what vegetation will be added. They would also like to know what will be disturbed in the flood plain? The Planning Commission meeting is next Tuesday, October 15. The Town Council is the following Wednesday, October 23. The Board expressed their appreciation to Daryl for all the work that he is doing with regards to this project.

VIII. NEW BUSINESS

- A. Fractional Ownership – this will be left on agenda under new business.
- B. Snow Removal 2013 bids were reviewed. Maureen made a motion to use Premier for the snow removal. Joanna seconded and the motion carried.
- C. Comcast Renewal – board reviewed the Comcast renewal that was included in the meeting packet. No current increased is proposed. The current contract expires on December 31, 2013. Typically in April, cable rates increase by 3%-4% and Internet

remains flat. SRG will get Jay the contract. Maureen made motion to sign the Contract with Comcast. Joanna seconded and the motion carried.

- D. Deck Shoveling – SRG will offer deck shoveling to owners from November 1, 2013- April 30, 2014 at a cost of \$180 (\$30 per month). No prorating will be offered. An email blast will be sent to owners offering this service as well as the furnace filter replacement service.
- E. Post Annual Meeting Packet – the Board reviewed the post annual meeting mailer. Dave moved to approve the mailer subject to Jay's changes to the minutes. Daryl seconded and the motion carried.
- F. Collection Policy Changes – It will cost \$195 to make the required changes to the collection policy starting January 1, 2014. Maureen made motion to approve Hindman Sanchez to update their Collection Policy to maintain compliance with new legislation beginning January 1, 2014. Daryl seconded and the motion carried.
- G. Improvements to Robin Drive side of driveways – Daryl presented a bid from Ceres Landscaping for \$5,500 for paving stones along the driveways on Robin. Daryl will send details to the Board it will be discussed in the spring.
- H. Shane will remove the reflectors from the yards along Allegra Lane.

IX. EXECUTIVE SESSION

There was no executive session

X. NEXT MEETING

The next Board of Directors meeting will be held on Saturday, November 8, 2013 at 4:00 pm.

XI. ADJORNMENT

At 5:38 pm, Maureen made a motion to adjourn. Dave seconded and the motion carried.

Approved By: _____
Board Member Signature

Date: _____