

**THE PONDS AT BLUE RIVER HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Friday, October 13, 2017 at 4:00 pm**

I. CALL TO ORDER

Jay Pansing called the meeting to order at 4:01 pm

Board members in attendance were:

Jay Pansing
Maureen McGuire
Paul Wardlaw
Daryl Roepke
Bruce Hill

A quorum was present.

Representing Summit Resort Group were Deb Borel and Shane Carr.

II. OWNER FORUM

No Owners, other than Board members, were present.

III. APPROVE PREVIOUS MEETING MINUTES

Maureen made a motion to approve the minutes of the August 19, 2017 Board Meeting as presented. Daryl seconded and the motion carried.

IV. FINANCIALS

The financial report was presented as follows:

August 2017 close balance sheet reports \$35,666.76 in Operating, \$93,660.95 in liquid reserves and \$201,350.84 in 4 CD's.

August close P & L vs budget reports that the Association is \$28,927.27 under budget in operating expenses.

Major areas of expense variance were discussed to include:

- Meeting Expense - \$863.00 over budget
- Insurance - \$1,030.75 under budget
- Water and Sewer - \$9,624.77 under budget
- Snow Removal - \$2,872.47 over budget
- Electric - \$12,897.03 under budget
- General Building Maintenance - \$957 under budget
- Grounds and Parking - \$4,554.30 under budget

The Board approved the financials as presented.

All Reserve contributions have been made this fiscal year.

All Owners are current with dues.

V. BOARD MOTIONS VIA EMAIL

Bruce made a motion to approve the following emails that have been made via email since our last Board meeting.

- 8/30/17 – 104 Allegra window replacement approved
- 9/18/17 – 190 Robin Radon Mitigation installation approved
- 8/29/17 – Appointment of Board Positions

Maureen seconded and the motion carried.

VI. MANAGING AGENTS REPORT

The following Manager's Report was given:

Completed Items – the following items were reported on as complete:

- Entrance improvements (at sign) are complete
- Touch up painting is complete
- Irrigation blowout is complete
- Stones that have fallen off of buildings have been re-attached

Pending Items – the following items were reported on as pending:

- Mesh around bottom of trees is pending
- Additional asphalt work is pending (this may not get completed until next spring)
- Mountain Striping will be asked to stripe the section that has not been striped.
- Siloam stone replacement is pending – stones will be delivered to the Ponds at Ceres' cost and the HOA can decide to who will install them. In the spring, SRG will get bids to have them replaced. The bids will include disposal.

Report Items

- Xcel meters will be turned off on November 1
- Christmas lights will be installed soon

VII. OLD BUSINESS

A. Reserve Study update – This will be discussed at the December Board meeting. The meeting will be changed to December 15 to accommodate Daryl's schedule. Steve Bennington of Western Reserve Studies will be asked to attend the meeting to answer questions regarding the study. Daryl made a motion to pay the balance due for the reserve study. Paul seconded and the motion carried.

VIII. NEW BUSINESS

- A. 176 Robin will be told to move the construction debris trailer and will be reminded that the trailer may not stay on site during construction.
- B. Rugs – Maureen made a motion to edit the Rules and Regulations to add the word "unsightly" before rugs, under Exterior Appearance #1. Daryl seconded and the motion carried.

- C. Rules and Regulations regarding RV's – Under Vehicles and Parking in the Rules and Regulations, rule #2 will begin with "Except as set forth below", then add the RV rules under #2.
- D. Painting – The board discussed painting bids for 2018 complete painting job. SRG will check references for Nims, and also obtain a bid from Sunshine Paint.
- E. Radon – The board discussed the issue of radon. Daryl suggested that an email be sent to owners informing them that Radon was found in one unit on Robin. Maureen and Bruce will work to create a policy regarding Radon mitigation. Jay will review the policy, and it will be sent to owners along with the email informing them that Radon was detected in one unit.
- F. Landscape Contract – Leaves will be blown in the fall.
- G. Fall clean up of flower beds is underway

IX. NEXT MEETING

The next Board of Directors meeting will be held on Friday, November 10, 2017 at 4:00 pm. The following meeting will be held on Friday, December 15, 2017.

X. ADJORNMENT

At 5:50 pm, Maureen made a motion to adjourn. Daryl seconded and the motion carried.

Approved by:

Date: