

**THE PONDS AT BLUE RIVER HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Friday, October 14, 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
Maureen McGuire
Daryl Roepke
Joanna Hopkins

A quorum was present.

Representing Summit Resort Group was Deb Borel, Kevin Lovett 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 August 20, 2016 Board Meeting as presented. Maureen seconded and with all in favor, the motion carried.

IV. FINANCIALS

The financial report was presented as follows:

August 31, 2016 close financials report:

\$ 18,012.28 Operating
\$ 76,221.35 Reserve
\$201,350.84 Total 4 CD's - expire 1/26/20

- The Board discussed the areas of variance.
- P & L reports \$10,084.60 under budget in year to date operating expenses.
- All transfers to the Reserve account are current.
- All Owners are current in dues.

V. BOARD MOTIONS VIA EMAIL

Daryl made a motion to approve the Board action via email on August 31, 2016 with approval to proceed with the entrance landscape bed improvements. Maureen seconded and the motion carried.

VI. MANAGING AGENTS REPORT

The following Manager's Report was given:

Complete Items

- Dead tree removal behind 122 Allegra
- Tree trimming of all trees that are hitting the building
- Replacement of dead tree on Bald Eagle

- Irrigation winterized
- Snow removal contract in place with Emore (SRG will create document that Emore will be responsible for damage caused by plowing)
- Landscaping at entrance is complete

Pending Items

- Installation of Christmas lights (SRG will send Angler Mountain Ranch a bill for ½ of the installation costs)
- Robin Drive and Allegra Lane gutters
- Gutter cleaning is pending - \$2,100 using water to flush out downspouts – Daryl made a motion to hire Sanchez Builders to clean all gutters at the Ponds. Joanna seconded and the motion carried.
- Leaf clean up – Shane asked if the Board would like to remove the leaves from the lawn. Maureen made a motion to hire Greenscapes to blow leaves off of the back patios and then remove them from the lawns. Daryl seconded and the motion carried.
- 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. Dave will be asked what he used and the cost, and 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.)

Report Items

- Xcel meters will be turned on November 1
- It was discussed and noted at the meeting that only 2 gutter and downspout test areas would be done this fall
- Snow from in front of garages needs to be shoveled to the landscaping beds and not left in the driveways.
- Snow plow will be asked to come by 9:00 am each morning

VII. OLD BUSINESS

- A. Storm Door Requirements – Maureen made a motion to approve the proposed changes to the storm door requirements. Daryl seconded and the motion carried. This revised document will be placed on the website.
- B. Window Replacement Policy – Deb will work with Maureen to create this policy.

VIII. NEW BUSINESS

- A. RV Parking – Daryl and Maureen will work to create a rule for this.
- B. Update on Silver Trout – Daryl updated the Board on this project. A letter will be drafted and sent to the Board for approval. This letter will be sent to the Town of Silverthorne and will reflect the Ponds at Blue River position on the project.
- C. Hot tub at 137 Allegra has been approved.

IX. NEXT MEETING

The next Board of Directors meeting will be held on Friday, November 11, 2016 at 4:00 pm.

X. ADJORNMENT

At 4:49 pm, Daryl made a motion to adjourn. Joanna seconded and the motion carried.

Approved by:

Date: