

THE PONDS AT BLUE RIVER HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Friday, October 19, 2018

I. CALL TO ORDER

Jay Pansing called the meeting to order at 4:02 pm.

Board members in attendance were:

Jay Pansing
Maureen McGuire
Paul Wardlaw – via telephone
Bruce Hill
Debbie Stratton

A quorum was present.

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

II. OWNER FORUM

No owners, other than Board members, were present.

III. ELECTION OF OFFICERS

The Board agreed unanimously to keep the officer positions the same.

IV. APPROVE PREVIOUS MEETING MINUTES

Maureen made a motion to approve the minutes of the August 19, 2018 Board Meeting as presented. Bruce seconded, and the motion carried.

V. FINANCIALS

The financial report was presented as follows:

September fiscal year close balance sheet reports \$65,699.07 in Operating, \$5,793.09 in liquid reserves and \$153,409.23 in 3 CD's.

July close P & L vs. budget reports that the Association is \$39,945.84 under budget in operating expenses.

Maureen made a motion to transfer the Operating surplus of \$39,945.84 into Reserves. Paul seconded, and the motion carried.

Major areas of expense variance were discussed to include:

- Meeting Expense - \$2,663.67 over budget
- Water and Sewer - \$4,184.15 over budget
- Snow Removal - \$12,609.01 under budget
- Electric - \$18,880.56 under budget
- General Building Maintenance - \$2,448.69 under budget
- Grounds and Parking - \$9,608.88 under budget

- Roof Snow Removal - \$1,600 under budget

All Reserve contributions have been made this fiscal year.

All Owners are current with dues.

VI. BOARD MOTIONS VIA EMAIL

Maureen made a motion to ratify the email approval of continuing service with Timberline Disposal for another 2 months. Bruce seconded, and the motion carried. The board has decided to continue with Timberline through the end of the year, then evaluate the service.

VII. MANAGING AGENTS REPORT

The following Manager's Report was given:

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

- Additional asphalt work is complete
- Asphalt crack fill is complete
- Snow removal is in place with Emore Services
- Sent winter email reminders to owners

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

- Siloam Stone replacement is pending – Stone has been received and SRG will obtain bids to place the stone.

Report Items

- Mowing frequency will be placed on the agenda for a meeting in the spring
- Patio storage will be placed on the agenda for a meeting in the spring

VIII. OLD BUSINESS

A. Angler Mountain Ranch (AMR) Letter Update – Jay gave an update on the discussions with AMR regarding the maintenance agreement for the entrance sign island. AMR has stated that they may no longer want a sign, therefore the sign would be removed and the agreement terminated. AMR has asked if their residents could use Ponds dumpsters. Jay stated that the HOA is not interested in dumpster sharing. The AMR Board may contact the Ponds by the end of October regarding the entrance. If they decide that they no longer want their sign, SRG will call the Town of Silverthorne and inform them. Jay suggested sending an email out to Ponds owners making them aware that people from other HOAs are dumping in Ponds dumpsters. They will be asked to take pictures of vehicles with their license numbers if they don't recognize the people that are using the dumpsters. Jay and Deb will craft the email after November 1. There will be signs and cameras placed on three dumpster locations.

IX. NEW BUSINESS

A. Owner Requests

- i. Combining of two units – The board discussed this and agreed that this will not be permitted. Maureen made a motion to deny the request to combine two

units with a door or removing a part of the wall. Debbie seconded, and the motion carried.

- ii. Tree Trimming – The board agreed not allow this owner to trim the tree. Owners are not permitted to prune trees or bushes in the common area without board approval.

B. Leaf clean up will be done this year.

C. Gutter clean out will be done this fall, but the gutters will not be power washed.

D. Christmas Lights – SRG is attempting to find someone to put up Christmas lights.

E. 170 Robin siding repair is complete.

F. Jay mentioned that there is ongoing Fox Crossing discussion with the Town of Silverthorne. Based on density, the Town will allow 18 units.

X. NEXT MEETING

The next Board of Directors meeting will be held on Friday, November 16, 2018 at 4:00 pm.

XI. ADJORNMENT

At 5:09 pm, Bruce made a motion to adjourn. Debbie seconded, and the motion carried.

Approved by:

Date: