

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

I. CALL TO ORDER

Jay Pansing called the meeting to order at 4:03 pm

Board members in attendance were:

Jay Pansing
Daryl Roepke
Maureen McGuire

A quorum was present.

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

II. OWNER FORUM

Stefen Mokrohisky (110Allegro) Steve Zeile (135Robin) were present.

- Stefen discussed with the Board the possibility of the Association purchasing the land of the potential Foxfield project. He asked the Board for their feedback regarding this. Several options were discussed for funding, including special assessments and a bank or private loan. Steve presented information on the potential purchase price. Daryl stated that he spoke with Bobby Craig, and Bobby said that they plan to come back to the Town with a proposal of 24 units.
- Steve is having issues with the attic overheating. He presented a diagram of how and attic is vented. He asked if he could put some round vents under the soffits. Maureen expressed concern that the purpose of the current design was to make the attic warm. The Board will look into this request and communicate with Steve.
- Steve discussed some faults with the Trane furnaces. He would like the Board to inform other owners of these faults.

III. ELECTION OF OFFICERS

The Board agreed to re-elect the slate by acclamation. All were in favor.

IV. APPROVE PREVIOUS MEETING MINUTES

Maureen made a motion to approve the minutes of the August 22, 2015 Board Meeting. Daryl seconded and with all in favor, the motion carried.

V. FINANCIALS

The financial report was presented as follows:

August 31, 2015 close financials report:

\$ 29,949.66 Operating
\$ 59,092.04 Reserve
\$200,444.32 Total 3 CD's - expire 1/16/15

- The Board discussed the areas of variance.

- Within the next 10 days, September close financials will be available to the Board. The 2014-15 fiscal year surplus will then be finalized and Board can then discuss the surplus to be transferred to Reserves.
- Daryl stated that the contribution into Reserves should be increased each year by 4% in order to stay in line with the Reserve Plan. This will be considered when the 2016-17 budget is drafted.
- P & L reports \$24,822.61 under budget in year to date operating expenses.
- All transfers to the Reserve account are current.
- All Owners are current in dues.

VI. BOARD MOTIONS VIA EMAIL

Maureen made a motion to approve the action taken via email to hire Sanchez Builders to complete concrete work around the dumpsters. Daryl seconded and the motion carried. This work will begin next Tuesday.

VII. MANAGING AGENTS REPORT

The following Manager's Report was given:

Complete Items

- Planted 5 pine trees per board instruction
- Park benches were stained.
- Dumpster enclosures stained
- Dead trees removed
- Vent mesh on furnace exhaust and water heater vent complete
- Roof inspections complete and the report is pending
- Replaced additional photocells
- Post Annual Meeting mailer sent to Owners

Pending Items

- Gutter cleaning is pending
- Allegra Lane Improvements – Shane is in process of getting bids for removal of rocks.

Report items

- 136 Robin Back Patio Ceiling has been restored to its original condition.
- Nick Cunningham would like signs placed at the playground stating that the playground is for Ponds owner's only. Sign will be placed stating "Playground and Parking for Ponds Residents Only".
- Electric meters will be turned on around November 1, 2015

VIII. OLD BUSINESS

- A. Light Bulbs – The Board discussed what light bulbs would be ordered for various locations throughout the subdivision.
- B. 126 Allegra Patio – The Board discussed this project. Irrigation will be re-routed. Jay will contact the owner and provide him with an update.
- C. HOA Retaining Wall extension – SRG will get a bid to re-build the stairs and add a railing.

IX. NEW BUSINESS

- A. 137 Allegra Asphalt – SRG will obtain a bid to complete this project.
- B. 2015-16 Snow Removal – Maureen made a motion to hire Emore Maintenance for snow plowing during the 2015 – 16 season. Daryl seconded and the motion carried.
- C. Shane presented a bid from Greenscapes to address the drainage at 101 Allegra Lane. Daryl made a motion to hire Greenscapes to complete the work. Maureen seconded and the motion carried.
- D. Regarding the proposal from Steve and Stefen to purchase the Foxfield land, Jay will look at the Declaration and the board will discuss via email.
- E. The board discussed the furnaces and faults that Steve Zeile presented above. Daryl will look into this.
- F. Roof vent request by Steve Zeile – The board agreed that this request would not be approved, as the engineer designed this as a warm roof.
- G. Janet Humphrey will be told that there are no plans to enter her attic.

X. NEXT MEETING

The next Board of Directors meeting will be held on Friday, November 13, 2015 at 4:00 pm at the home of Jay Pansing.

XI. ADJORNMENT

At 5:47 pm, Maureen made a motion to adjourn. Daryl seconded and the motion carried.

Approved by:

Date: