

**THE PONDS AT BLUE RIVER HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
Friday, November 10, 2017 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  
Maureen McGuire  
Paul Wardlaw  
Bruce Hill

A quorum was present.

Representing Summit Resort Group were Deb Borel, Kevin Lovett 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 October 13, 2017 Board Meeting as presented. Bruce seconded and the motion carried.

**IV. FINANCIALS**

The financial report was presented as follows:

September 30, 2017 close balance sheet reports \$47,680.72 in Operating, \$93,483.55 in liquid reserves and \$201,350.84 in 4 CD's.

September close P & L vs budget reports that the Association is \$6,511.70 under budget in operating expenses.

Major areas of expense variance were discussed to include:

- Meeting Expense - \$912.24 over budget
- Insurance - \$994.50 under budget
- Water and Sewer - \$9,146.96 under budget
- Snow Removal - \$2,872.47 over budget
- Electric - \$13,543.72 under budget
- General Building Maintenance - \$957 under budget
- Grounds and Parking - \$16,450.84 over budget

The Board approved the financials as presented.

All Reserve contributions have been made this fiscal year.

All Owners are current with dues.

Maureen made a motion to transfer the Operating surplus of \$6,511.70 into Reserves. Paul seconded and the motion carried.

**V. BOARD MOTIONS VIA EMAIL**

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

- 10/30/17 – Town to trim trees in median along Bald Eagle Road was approved
- 10/30/17 – The purchase of new Christmas lights to replace the ones that are not working properly was approved

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:

- Xcel meters for heat tape are turned on
- Christmas lights are up – Shane will talk to the company that hung them, and have them straightened out, since some of them are not hanging correctly.
- Striping of parking lot on Allegra is complete
- Tree trimming along Bald Eagle is complete

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

- Mesh around bottom of trees is pending (this will be completed in the spring)
- Additional asphalt work is pending (this will be completed until next spring)
- 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 of old stones.

**VII. OLD BUSINESS**

- A. Reserve Study update – This will be discussed at the December Board meeting.
- B. Rules and Regulations Approval – The Board discussed the updated Rules and Regulations. One additional change will be made. Under Vehicles and Parking, #2, “vehicles of length over 15’6” or height over 7’6” will be removed. #2e will be changed to allow RV sizes up to 11 feet high.
- C. Radon Mitigation Policy – The Board reviewed the Radon Mitigation Policy that Maureen presented with Jay’s edits. After discussion, the Board agreed that two separate documents will be placed on the website under the heading “Radon Information”. The first attachment will be a link to information regarding radon, and the second will be the Radon Mitigation Policy. Maureen moved to approve the Radon Policy and information as edited. Paul seconded and the motion carried. SRG will send an email blast to owners with this information.

**VIII. NEW BUSINESS**

- A. Painting – The Board reviewed 4 bids for painting that will take place in the spring or summer. SRG will call references for Nimz Construction. A decision will be made in December as to which company will be used.

- B. Hot Tub Report – The 4 owners with maintenance needs on their hot tub have been contacted, and all are taking care of their issues.
- C. 152 Robin Hot Tub – The owners of this unit currently have their hot tub hooked up during the winter at the approved location. However, in the summer, they move it to an area of the patio that was not approved, but it is not hooked up. SRG will contact this owner and have him request Board approval to move it to an unapproved location in the summer, and not hook it up. This arrangement will change when ownership of the unit changes, and it will be hooked up and remain in the approved location year-round.
- D. Mailboxes – Paul asked about installing mailboxes on site at The Ponds at Blue River, as Angler Mountain Ranch has. Jay reported that the Board had investigated this, but the Postmaster said that 84 boxes would need to be placed to even consider the request. Since only a few of the owners would take advantage of the service, the Board agreed that it would be cost prohibitive. Paul will look further into this and report to the Board at a later meeting.

**IX. NEXT MEETING**

The next Board of Directors meeting will be held on Friday, December 15, 2017 at 4:00 pm. Steve Bennington from Western Reserve Studies will be present to answer any questions regarding the reserve study.

**X. ADJORNMENT**

At 4:57 pm, Maureen made a motion to adjourn. Paul seconded and the motion carried.

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Approved by:

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Date: