

**THE PONDS AT BLUE RIVER HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
Friday, November 14, 2014 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  
Dave Raymond  
Maureen McGuire  
Joanna Hopkins

A quorum was present.

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

**II. ELECTION OF OFFICERS**

Joanna made a motion to elect the same officers as last year. Dave seconded and with all in favor, the motion carried.

**III. OWNER FORUM**

Aside from Board members, there were no Owners present.

**IV. APPROVE PREVIOUS MEETING MINUTES**

Maureen made a motion to approve the minutes of the August 23, 2014 Board Meeting. Dave seconded and with all in favor, the motion carried.

**V. FINANCIALS**

The financial report was presented as follows:

September 30, 2014 close financials report:

\$ 1,213.35 Operating

\$103,842.98 Reserve

\$155,083.32 Total 3 CD's - expire 1/16/15 – these will need to be re-invested in January 2015. Interest rates are still low. SRG will shop rates before they expire.

- The Board discussed the areas of variance.
  - Dave pointed out that some of the water savings was due to Shane being detailed in monitoring the irrigation when not needed.
  - Electric is being monitored.
  - Insurance budget was increased for 2014-15.
  - Greenscapes invoices have come in after the end of the fiscal year.
- P & L reports \$3,045.47 under budget in year to date operating expenses.
- All Reserves contributions have been made and are current. \$47,424 is placed into reserves in owner dues, and there is additional from re-sales.
- All owners are current in dues.

**VI. BOARD MOTIONS VIA EMAIL**

Maureen made a motion to ratify the following motions made via email

- 9/25/14 – Heat tape controllers
- 10/8/14 – Snow Plow Contractor – Premier
- 10/14/14 – Christmas Lights – 9 total
- 10/30/14 – Winston Robin Lights cancellation of contract

Joanna seconded and the motion carried.

**VII. MANAGING AGENTS REPORT**

The following Manager's Report was given:

Complete Items

- Installed a spruce tree by 170 Allegra
- Worked with Xcel Energy to lay pipe under Robin Drive as they were doing their work. Shane was thanked for this smooth transaction. A letter will be sent to Stan Miller and the Ten Mile Engineering (Joe Maglicic) expressing appreciation for their cooperation in working with the Ponds. They raised three water valve boxes when they repaved.
- Drainage correction at 100 Allegra. Grass seed will be placed in the spring.
- Heat tape meters are turned on
- Received refund from John Winston for entire amount of deposit for Robin light. He invoiced us for his cost for materials and SRG cut him a check.

Pending Items

- Allegra Lane entrance improvements
- Robin light installation – This year, the Ponds will request a grant from Eagles Nest Master Association for this project.
- CID Christmas light installation – will be up by Thanksgiving.
- Heat tape thermostats – this will be complete by first week in December.

**VIII. OLD BUSINESS**

There were no old business items to discuss.

**IX. NEW BUSINESS**

- A. Entrance sign chains have come off of Angler Mountain side of the sign. SRG has contacted Wildernest to have them reattached.
- B. Eagles Nest Report – Joanna reported that the lawsuit had been settled. Sub-association meeting will be held soon to determine projects that will be funded for grants. Metro district mill levy will go away in 2019.
- C. Hot tub fine – Hot tub policy – Maureen made a motion that a \$500 fine will be imposed for anyone who proceeds with a hot tub installation in any way prior to getting full board approval. Joanna seconded and with all in favor, the motion carried.
- D. 136 Robin – The owners have modified the exterior of the building without Association approval as they have installed a tongue and groove ceiling on the back patio and added an additional light in the soffit. Association rules prohibit modifications to the building exteriors without Association approval. Maureen made a motion to require the Owners of 136 Robin that they need to restore the back patio

ceiling to its original condition, including only one light. It must be stained to match the building. SRG will provide the stain. Joanna seconded and the motion carried. Dave was not in favor. A certified letter will be sent to Owners.

E. Furnace mesh – George from Premier Plumbing suggested placing a mesh on the flue for the Rinnai water heater to prevent birds and trash from entering. This will be placed on the agenda in the spring. Shane will call George to inquire if adding the mesh would affect the airflow.

F. In the spring, letters will sent to owners that need to stain their hot tubs.

G. Shane will repair the stone on Bald Eagle pillar.

**X. EXECUTIVE SESSION**

There was no executive session.

**XI. NEXT MEETING**

The next Board of Directors meeting will be held on Friday, December 12, 2014 at 4:00 pm.

**XII. ADJORNMENT**

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

Approved By: \_\_\_\_\_  
Board Member Signature

Date: \_\_\_\_\_