

**THE PONDS AT BLUE RIVER HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
Friday, December 9, 2016 at 4:00 pm**

**I. CALL TO ORDER**

Jay Pansing called the meeting to order at 4:04 pm

Board members in attendance were:

Jay Pansing  
Maureen McGuire  
Dave Raymond  
Joanna Hopkins

A quorum was present.

Representing Summit Resort Group were 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**

Maureen made a motion to approve the minutes of the October 14, 2016 Board Meeting as presented. Dave seconded and with all in favor, the motion carried.

**IV. FINANCIALS**

The financial report was presented as follows:

*Fiscal Year End Close Financials – September 30, 2016 Close*

September 2016 fiscal year end close balance sheet reports \$26,070.01 in Operating, \$83,130.25 in liquid reserves and \$201,348 in 4 CD's.

The September 2016 fiscal year end Profit and Loss vs Budget reports total actual operating expenses of \$359,185 vs \$364,936 of budgeted expenses resulting in a year end operating surplus of \$5827. Upon discussion, Maureen moved to keep the surplus in the operating account to offset future operating expenses; Dave seconded and with all in favor the motion passed.

**2015-16 Fiscal Tax Return**

The 2015-16 yearend Tax returns were presented. \$0 is owed. The Board approved the returns. SRG will sign on the associations behalf and send in.

*October 2016 close financials*

October 2016 close Balance sheet reports \$20,588.88 in operating, \$83,417.41 in liquid reserves and \$201,350.84 in CD's.

October close P & L vs budget reports that the Association is \$6,746.30 under budget in operating expenses.

All Reserve contributions have been made this fiscal year.

All Owners are current with dues.

**V. BOARD MOTIONS VIA EMAIL**

There were no Board motions completed via email since the October 14<sup>th</sup> Board meeting.

**VI. MANAGING AGENTS REPORT**

The following Manager's Report was given:

Complete Items

- Installation of Christmas lights – this project is complete and Angler Mountain has been billed ½ of the installation and removal price.
- Robin and Allegra Gutter drainage projects – the gutter/ drainage “experiment” systems installation is complete and reported to be working well thus far.
- Emore confirmed via email that they would be responsible for and pay for any landscape damage from the snow plows.
- Leaves have been raked and blown off of back patios.
- New storm door requirements have been posted on the website.
- The Full set of House Rules has been posted on the website.

Pending Items

- Mesh around bottom of trees- this item is planned to be addressed in the Spring. The Board discussed the options of adding mesh wrapping as well as the option of spraying a herbicide.
- Gutter cleaning – this item is planned to take place this Spring.

Report Items

- Xcel meters were turned on November 1
- Emore paid for half of last season’s landscape damage from snow plows.
- Service agreement spreadsheet; SRG presented a spreadsheet listing all service agreements that the HOA is currently party too.

**VII. OLD BUSINESS**

- A. Window Replacement Policy – The draft window replacement policy was reviewed. The Board agreed to allow tinting, per specifications on window tinting as stated in the full version of the house rules. SRG will add the window tinting specifications from the house rules to the policy. SRG will also incorporate emailed comments from Dave Raymond into the policy. The policy will then be sent to the Board via email for final review.
- B. Dumpster and recycling usage – The Board discussed the status of the recycling at the complex. The placing of non-permitted items in the recycling containers (such as glass and plastic bags) frequently occurs. Waste Management considers these containers then “contaminated” and refuses to pick up; all recycling is then transferred to the dumpster as regular trash. Maureen moved to cancel all recycling bins due to the lack of compliance of the recycling rules and guidelines by Owners and Guests; Joanna seconds and the motion passed. SRG will contact Waste

Management and cancel the recycling service; SRG will then have the dumpsters upgraded to the next biggest size. An email notice will be sent to the Owners informing them of the cancellation of recycling and directing them to recycle at the County recycling locations.

- C. RV Parking – Maureen and Daryl are currently working to prepare a revised guideline concerning RV parking for the Board to review.

### **VIII. NEW BUSINESS**

- A. 152 Hot tub request – The hot tub installation request from 152 Robin was reviewed. The electrical run portion of the request was denied. It was also stated that the dining room window will have to be tempered (or move the location of the hot tub further away from the window). SRG will inform the Owner of 152 Robin that the request as submitted was denied and have the Owner submit a revised proposal.
- B. North Pond Park – Kevin reported on the recent “North Pond Park Committee Meeting”. A committee has been established to discuss options and plans for the future of North Pond Park. Future options discussed included adding lighting for nighttime use, adding concessions, adding paddle board/ paddle boat rentals, adding path around the pond, increasing parking, and adding ice skate rentals. The committee will be soliciting neighbor input by way of interviews, surveys and possibly an event at the North Pond.
- C. 2017 Capital expenditures – The Board reviewed the capital plan. Upon discussion the Board agreed to add a budget figure of \$26,000 in 2017 to fund future gutter drainage additions to include repairs to landscape flower beds that may be needed after the gutter/ drainage systems are installed. The Board also discussed a possible future project of placing “Ponds at Blue River” identification signage at the North entrance to the complex to delineate HOA property from the North Pond property. It is a possibility to refurbish the old sign, that was taken down and is now stored on site.

### **IX. NEXT MEETING**

The next Board of Directors meeting will be held on Friday, January 13, 2016 at 4:00 pm.

### **X. ADJORNMENT**

At 5:21 pm the meeting adjourned.

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Approved by:

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Date: