

**THE PONDS AT BLUE RIVER HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Friday, March 10, 2017 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
Daryl Roepke
Maureen McGuire
Dave Raymond

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. APPROVE PREVIOUS MEETING MINUTES

Daryl made a motion to approve the minutes of the January 13, 2017 Board Meeting as presented. Maureen seconded and with all in favor, the motion carried.

IV. FINANCIALS

The financial report was presented as follows:

January 31, 2017 close financials report:

\$ 34,336.56 Operating
\$ 96,776.45 Reserve
\$201,350.84 Total 4 CD's - expire 1/26/20

- The Board discussed the areas of variance.
- P & L reports \$22,342.54 under budget in year to date operating expenses.
- All transfers to the Reserve account are current.
- All Owners are current in dues.
- SRG will confirm that the final electrical permit has been received for 152 Robin.
- Annual meeting will be held at the Eagles Nest Community Center.

V. BOARD MOTIONS VIA EMAIL

There have been no Board actions via email since the last Board meeting.

VI. MANAGING AGENTS REPORT

The following Manager's Report was given:

Complete Items

- Email was sent to Owners regarding recycling and fines associated with any violation – laminated sheets stating that plastic bags and glass are not permitted in the recycle tote will be placed on recycle totes and sent to those Owners who rent their units. Magnets will be placed on the back of the sheet so that it can be placed on the refrigerator in rental units.
- Gutter repair at 172 Robin is complete
- Removed concrete drain block at 172 Robin
- Placed Window Replacement Policy on the website
- Photo cell replaced on a street light
- 150 Allegra siding trim repaired

Pending Items

- Mesh around bottom of trees is pending Board approval – Greenscapes has put mesh around several trees on the east pocket park. Dave has also placed some metal around some of the trees in the west pocket park. This will be tabled until the spring. Jay agreed to investigate spraying and killing a circular area around base of trees (as is done in Denver parks.)
- Gutter Cleaning is pending until spring

Report Items

- Christmas lights will be removed in the spring
- 144 and 156 Robin Christmas lights are still on. SRG will ask the Owner to turn them off.
- Roof snow removal has been done and will continue as necessary
- The Owner of 136 Robin has provided information to the Board further detailing his request to reroute the vents in his bathrooms. The Board reviewed pictures and agreed that if the Owner wants to modify the vent system, he will be required to pay a deposit of \$1,500 to the Ponds, and the HOA will hire a plumbing and heating specialist to investigate this issue and recommend a solution.
- Gutter system is working well. The Board reviewed before and after pictures of the area. At the next meeting, it will be determined which areas will be modified next.
- The tree on Bald Eagle has died again. Greenscapes will be asked remove the dead tree, and if they agree to replace it under warranty, it will be planted it in a different location.

VII. OLD BUSINESS

- A. RV Parking – Daryl and Maureen worked to create a policy for RV parking. The Board reviewed the policy and made some changes. SRG will make the changes and email it to the Board with the minutes. Once final approval is given, the document will be placed on the website.
- B. Eagles Nest Grant – The Ponds did not receive a grant this year.
- C. Silver Trout – Daryl reported on this project. The Board does not support the project.

VIII. NEW BUSINESS

- A. CO Detector – Owners are encouraged to replace CO detectors, as they are 16 years old. Smoke detectors should also be replaced. An email will be sent to Owners encouraging them to replace their smoke detectors and CO detectors.
- B. Rules Enforcement and Fines – The Board agreed that fines would be assessed for occurrences within a year.
- C. Landscaping Bid – Maureen made a motion to hire Greenscapes to provide landscaping services for the 2017 season. Daryl seconded and the motion carried.
- D. Insurance Renewal – Daryl made a motion to continue with Farmers for insurance for 2017-18, increasing the umbrella to \$10M. Dave seconded and the motion carried. SRG will determine the cost to raise the price per square foot to \$200 and report to the Board.
- E. Willow Removal or Trimming along the Creek – Owners may not trim the willows that are on the town property by the creek. If an Owner wishes to trim them, they must obtain permission from Town on an individual basis. Please contact Sue Schulman at 970-262-7305 or by email at sschulman@silverthorne.org. This information will be placed in an email as well to Owners.

IX. NEXT MEETING

The next Board of Directors meeting will be held on Friday, April 14, 2017 at 4:00 pm.

X. ADJORNMENT

At 5:44 pm, Daryl made a motion to adjourn. Maureen seconded and the motion carried.

Approved by:

Date: