

**THE PONDS AT BLUE RIVER HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
Friday, March 11, 2016 at 4:00 pm**

**I. CALL TO ORDER**

Jay Pansing called the meeting to order at 4:02 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**

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 January 8, 2016 Board Meeting with one change. Daryl seconded and with all in favor, the motion carried.

**IV. FINANCIALS**

The financial report was presented as follows:

January 31, 2016 close financials report:

\$ 25,703.41    Operating  
\$ 67,549.58    Reserve  
\$201,350.84    Total 4 CD's - expire 1/26/20

- Dave reported that several members of the Board reviewed the capital plan just before the Board meeting. 2016 projects were determined.
- The Board discussed the areas of variance.
- P & L reports \$5,567.27 under budget in year to date operating expenses.
- All transfers to the Reserve account are current.
- All Owners are current in dues.
- Daryl made a motion to approve the financials as presented. Maureen seconded and the motion carried.

**V. BOARD MOTIONS VIA EMAIL**

There have been no board motions via email since the last meeting.

**VI. MANAGING AGENTS REPORT**

The following Manager's Report was given:

Complete Items

- Light bulbs continue to be replaced with LED as needed

- Christmas lights are off and will be removed in the spring – Owners will be asked to turn off Christmas lights if they have placed them for the holiday season.
- Two rounds of roof snow removal, where necessary, have been completed

#### Pending Items

- Allegra Lane Improvements – The Board reviewed two bids from Greenscapes for this project. The Board agreed that the project will be completed with road base. Greenscapes will be asked for a revised contract and it will be sent to the Board via email. Shane will send an email to Maureen with a picture of the road base.
- 137 Allegra asphalt bids are pending
- Concrete Specs – The Board reviewed the recommended specifications from Armando Sanchez. Maureen will take them to the Town of Silverthorne, and final specifications will be placed on the website.
- Landscape bid – The Board reviewed landscape bid from Greenscapes. Maureen made a motion to approve the landscape bid as presented. Daryl seconded and the motion carried.
- Asphalt crack fill Bid – The Board reviewed a crack fill bid from Jet Black. Asphalt work will be done early this year. Maureen made a motion to approve the bid as presented. Dave seconded and the motion carried.
- Roof inspection repairs – Dave made a motion to hire Sanchez Builders to complete the recommended roof repairs. Daryl seconded and the motion carried.

#### Report Items

- 137 Allegra Water Damage – Kevin reported on the status of the insurance claim.
- Received ½ payment from Christmas Lights from Angler Mountain Ranch.

### **VII. OLD BUSINESS**

- A. 126 Allegra Patio – Jay filed the plat amendment.
- B. HOA Retaining Wall extension – The Board reviewed the provided bid for this project. The Board will be informed when the work is to begin. SRG and Board members, if interested, will monitor the project. Maureen made a motion to approve the bid as presented. Daryl seconded and the motion carried.
- C. Robin Drive and Allegra Lane Gutters – The Board reviewed the revised bid for this project. SRG will clarify that the bid includes heat tape and a dry well at each location.

### **VIII. NEW BUSINESS**

- A. Heat Tape and Snow Stops at 133 Allegra Lane – The Board reviewed the owner request and bid to add heat tape and snow stops on her roof. This will be done this summer as a trial, since there are several locations throughout the Ponds where snow and ice fall off the roof onto the patio. Dave made a motion to approve this request. Maureen seconded and the motion carried.
- B. Insurance Renewal – The Board reviewed the insurance renewal proposal from Farmers Insurance. The Board discussed increasing the deductible to \$10,000. SRG will ask Bob Strong what that would do to Homeowner premium as well as HOA costs. The Board discussed options to avoid freeze ups.

- C. Tree Spraying – The Board reviewed the tree-spraying proposal from Ascent. They discussed the aspen leaves that were damaged last year. There will be consequences if the aspen trees are effected this year. Dave made a motion to approve the bid as presented. Maureen seconded and the motion carried. SRG will make the Owner of Ascent aware that Ponds Owners were very upset about the Aspen leaves curling last summer.
- D. Front Entrance Improvements – This will be discussed and possibly coordinated with Eagles Nest. Dave will talk to John Ahlquist from Eagles Nest landscape committee regarding improvements. He will report to the Board after he meets with Eagles Nest.
- E. 154 Allegra Concrete – The Owner of 154 Allegra will be informed that nothing will be done about the concrete since it is a mountain environment. Concrete across the county heaves in the winter and settles down in the summer, after the ground has thawed.

**IX. NEXT MEETING**

The next Board of Directors meeting will be held on Friday, April 8, 2016 at 4:00 pm at the home of Jay Pansing.

**X. ADJORNMENT**

At 5:16 pm, Maureen made a motion to adjourn. Daryl seconded and the motion carried.

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Approved by:

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Date: