

**THE PONDS AT BLUE RIVER HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Friday, March 13, 2015 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
Joanne Hopkins
Daryl Roepke

A quorum was present.

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

II. OWNER FORUM

Aside from Board members, there were no Owners present.

III. APPROVE PREVIOUS MEETING MINUTES

The Board reviewed the minutes from the January 9, 2015 Board meeting. Daryl made a motion to approve the minutes as presented. Maureen seconded and with all in favor, the motion carried.

IV. FINANCIALS

The financial report was presented as follows:

January close financials report:

\$ 21,106.35	Operating
\$ 43,538.14	Reserve
\$ 5,753.43	Balance in old CD's as of January 2015 close (this will be placed into reserves.
\$ 200,000.00	Total 4 CD's - expire 1/26/20

- The Board discussed the areas of variance.
- P & L reports \$12,698.18 under budget in year to date operating expenses.
- All owners are current in dues.
- SRG confirmed that the thermostats have been running the heat tape and that Shane has **not** turned the heat tape on and off during the winter as has been done in past years.

V. BOARD MOTIONS VIA EMAIL

Maureen made a motion to ratify the action via email to approve the purchase of 4 CD's in the amount of \$50,000 each, with one no-penalty early withdrawal. Daryl seconded and the motion carried.

VI. MANAGING AGENTS REPORT

The following Manager's Report was given:

Complete Items

- SRG determined that the bill for the heat tape thermostats has been paid, and the price was the same as the bid amount.
- The Hot Tub Guidelines have been changed to include the language discussed at the January 9, 2015 Board meeting.
- Shane talked to Lindsay regarding snow plowing. Lindsay has been plowing earlier in the day since the conversation.
- Recycling stickers have been placed on recycle totes.
- SRG contacted Zack Margolis regarding dropping their plow in route to the water treatment plant.
- SRG reminded the tenant in 164 Allegra that he was not to throw trash from his commercial business into Ponds dumpsters.
- At the request of Dave, SRG sent a thank you letter to the Town of Silverthorne for their help with the Xcel project.

Pending Items

- Allegra Lane entrance improvements
- Robin light installation – bids to be discussed later in the meeting.
- Furnace mesh investigation and / or installation – George from Premier Plumbing suggested ¼ inch mesh is placed on the top of the vents to prevent birds from entering the vents. He stated that it would not affect the functioning of the furnace. A bid for mesh placement will be obtained in the spring, when the roof inspections are done.
- Letters will be sent to owners in the spring regarding the condition of hot tub stain.
- 2015 Eagles Nest Grant – \$1,800 received
- Repair of stone on Bald Eagle pillar – pending warmer weather
- New heat tape wire on 131-137 Allegra building – bids to be discussed later in the meeting.

VII. OLD BUSINESS

- A. Heat Tape Repair Bids – The Board discussed three bids for the heat tape repair on the 131-137 Allegra Building. Shane explained the two options for repair that were presented for bid. Shane recommended waiting until spring and complete the less expensive repair involving trenching. Dave made a motion to hire Ascent Electric to complete the electrical work and Sanchez Builders to complete the trenching. Daryl seconded and with all in favor, the motion carried.
- B. Robin Light Bids – The Board discussed three bids for the installation of the street light on Robin Drive. Daryl made a motion to hire Discover Electric to complete the electrical work and Sanchez Builders to complete the concrete and trenching. Maureen seconded and with all in favor, the motion carried.

VIII. NEW BUSINESS

- A. HB1254 – Beginning in 2015, there is new legislation that requires Management Companies to disclose their fees to the Board of Directors. SRG presented the Management Fee Disclosure to the Board.
- B. Staining RFP 2015 – The Board reviewed the painting RFP for the staining of garage doors and garage door trim. Sherwin Williams Duration stain will be used and this

detail will be added to the RFP. Painters will be asked about a solution to the rotting wood at the bottom of the garage door.

- C. Before painting begins, Flip of Gore Range Garage Door will be asked to do an inventory of garage doors that need to have the weather stripping replaced. SRG will contact the owners who are in need of it. SRG will coordinate the replacement of weather stripping, but owners will be billed individually. In addition, a mass email will be sent to owners regarding weather stripping replacement. If they want to have theirs replaced, they should contact SRG.
- D. Landscape 2015 RFP – The Board reviewed the RFP for landscaping in 2015 and the following changes will be made:
 - i. Weed spraying will be changed to twice annually for natural areas.
 - ii. Every tree that is in grass needs to be wrapped to avoid weed eating. This will be bid separately, since it is a one-time process.
 - iii. All noxious weeds around South pond will be sprayed as needed.
 - iv. Lawn care (weed whacking) around the south pond to be done twice in the summer, billed on a per hour basis.
 - v. Ditch weed whacking will be done 4-5 times on time and materials basis.
 - vi. Greenscapes will be asked for a bid with a statement in the bid that a 5% penalty will be executed when invoices for previous month's work has not been received within 30 days.
 - vii. Edging of flowerbeds behind all buildings.

These changes will be sent to Dave for approval, and then sent to the remainder of the Board members.

- E. Crack Fill 2015 RFP – The Board reviewed the RFP. One change was made to add crack fill where the asphalt meets the concrete drain pans. Bids will be obtained and sent to the board.
- F. Owner Emails
 - i. Outlet connections – The Board reviewed an Owner email regarding the interior outlet connections. The buildings were built to code and inspected when originally built.
 - ii. Furnace – The Board reviewed an Owner email regarding unit furnaces. The owner email referred to furnaces that are not located in all units. Trane furnace information is currently posted on the website.
- G. 101-107 Allegra Driveway Drainage – The board reviewed pictures of water that is accumulating in driveways. This will be addressed in the springtime. Greenscapes will be asked to take a look at it and recommend a solution.
- H. 126 Allegra Deck Request – The board reviewed a request from the Owner of 126 Allegra for a deck to be added to the back of his unit. After much discussion, Daryl made a motion that this deck not be approved. Maureen seconded and the motion carried.
- I. Insurance Renewal – Kevin presented the insurance renewal premiums with .7% increase. Daryl made a motion to remain with Farmers Insurance for 2015-16. Maureen seconded and the motion carried.
- J. Foxfield Townhomes – Daryl gave the history of Fox Crossing and discussed the proposed changes that are being made with the new project called Foxfield Townhomes.

IX. EXECUTIVE SESSION

There was no executive session.

X. NEXT MEETING

The next Board of Directors meeting will be held on Friday, April 10, 2015 at 4:00 pm.

XI. ADJORNMENT

At 5:37 pm, Maureen made a motion to adjourn. Daryl seconded and the motion carried.

Approved By: _____

Board Member Signature

Date: _____