

**THE PONDS AT BLUE RIVER HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
Friday, March 15, 2019 at 4:00 pm**

**I. CALL TO ORDER**

Jay Pansing called the meeting to order at 4:03 pm.

Board members in attendance were:

Jay Pansing  
Maureen McGuire  
Paul Wardlaw  
Debbie Stratton  
Bruce Hill

A quorum was present.

Representing Summit Resort Group were Deb Borel and Shane Carr.

**II. OWNER FORUM**

No Owners, other than Board members, were present.

**III. APPROVE PREVIOUS MEETING MINUTES**

Maureen made a motion to approve the minutes of the January 18, 2019 Board Meeting as presented. Bruce seconded and the motion carried.

**IV. FINANCIALS**

The financial report was presented as follows:

January 31, 2019 close balance sheet reports \$28,110.71 in Operating, \$68,789.78 in liquid reserves and \$153,409.23 in 3 CD's.

January 2019 close P & L vs. budget reports that the Association is \$6,292.39 under budget in operating expenses.

Major areas of expense variance were discussed to include:

- Water and Sewer - \$3,522.69 over budget (it was noted that this is a timing issue, as the budget calls for monthly payments, and the billing is quarterly)
- Snow Removal - \$2,350.39 under budget
- Electric - \$3,019.12 over budget – SRG will pull last year's electric bills for comparison.
- Grounds and Parking - \$11,484.49 under budget

The Board approved the financials as presented.

All Reserve contributions have been made this fiscal year.

All Owners are current with dues.

**V. BOARD MOTIONS VIA EMAIL**

Maureen made a motion to ratify the action that took place via email approving Farmers Insurance for 2019-20 period. Paul seconded, and the motion carried.

**VI. MANAGING AGENTS REPORT**

The following Manager's Report was given:

Completed Items – the following items were reported on as complete:

- Routine Maintenance is being done
- Cameras and signs have been installed in all the dumpster enclosures – SRG will draft a letter to Angler Mountain Ranch HOA letting them know that it is illegal to dump AMR trash in the Ponds dumpsters. SRG will send the letter to Jay for approval.

Pending Items – the following items were reported on as pending:

- Siloam stone replacement is pending

Report Items

- Mowing frequency will be placed on the agenda in the spring
- Patio storage will be placed on the agenda in the spring
- Deb is working with the insurance company for the truck company who hit the light pole. The insurance company will pay all invoices associated with the repairs. The pole and light will be replaced in the spring.

**VII. OLD BUSINESS**

- A. Angler Mountain Ranch Letter Update – No update
- B. Light Pole Update – Discussed above

**VIII. NEW BUSINESS**

- A. 190 Robin Ice – This will be placed on the agenda for the spring meeting. Other areas will be discussed in the spring. There is an area by 116 Allegra that needs to be addressed as well.
- B. Water Main Break Update – The main valve failed between the 160 and 170 Allegra buildings. RKR repaired it at a cost of \$17,800. This is not an insurable break. The cost for the asphalt repair is pending replacement in the spring/summer.
- C. Possible Settling Issues – There are several areas in Debbie's unit that are cracking due to settling. The board reviewed the pictures. Deb Borel will obtain a bid from Criterium Engineering to determine the cause and possible repair. It was noted that doors and windows are owner responsibility.
- D. SRG will give 135 Allegra a warning regarding a parking violation as well as garage storage rules. Owner will be given one week to correct violation.
- E. Flowers will be sent to Barrett Edwards from The Ponds Board for the loss of her husband.

**IX. NEXT MEETING**

The next Board of Directors meeting will be held on Friday, May 17, 2019 at 4:00 pm.

*The Ponds at Blue River Homeowners Association*

*Board of Directors Meeting*

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**X. ADJORNMENT**

At 4:59 pm, Bruce made a motion to adjourn. Maureen seconded and the motion carried.

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Approved by:

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Date: