

**THE PONDS AT BLUE RIVER HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
Friday, April 11, 2014 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  
Daryl Roepke  
Maureen McGuire  
Joanna Hopkins

A quorum was present.

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

**II. OWNER FORUM**

Aside from Board members, there were no Owners present.

**III. APPROVE PREVIOUS MEETING MINUTES**

Maureen made a motion to approve the minutes of the February 14, 2014 Board Meeting. Daryl seconded and with all in favor, the motion carried.

**IV. FINANCIALS**

The financial report was presented as follows:

February 28, 2014 close financials report:

\$27,072.74	Operating
\$97,038.99	Reserve
\$153,981.95	Total 3 CD's - expire 1/16/15

P & L reports \$13,161.49 under budget in year to date operating expenses.

All owners are current in dues.

Monthly insurance will increase with the new premium. There are snow removal bills that are still outstanding.

**V. BOARD MOTIONS VIA EMAIL**

Maureen made a motion to ratify the following motion made via email

- Insurance Renewal with Farmers – Daryl commented that Bob Strong asked for the difference between living space square footage and garage space square footage during the last meeting. Daryl called the county to get the correct square footage for the garages. Kevin reviewed the insurance information below (listed under “Discussion Items” in the Managing Agents Report) to include information re current square footages, insured values and the updates square footages. The Board instructed SRG to email Bob Strong the updated square footages and asked SRG to obtain premium proposal that would be based on \$170 per square foot for

living space and \$85 per square foot for garages. Updated premium proposal is to include the "Premium Policy" rider recently added.

Daryl seconded and the motion carried.

Insurance excerpt information:

- 151,076 square feet is the square footage of living space. This information was collected from the Declaration.
- 32,382 square feet is the square footage of garages. Dave and Daryl determined this square footage.
- 183,458 total square feet with living space making up 82% of the total square footage and garage space making up the other 18%.

## **VI. MANAGING AGENTS REPORT**

The following Manager's Report was given:

### Pending Items

- Newsletter – Deb will send Jay the newsletter and he will write the President's report. Daryl will send Deb insurance information to place into the newsletter.

### Report Items

- Light pole bids – The Board discussed the installation of one light along the west pocket park and one on Robin. There is \$8,000 in budget for this project

Bids were reviewed to include:

Discover Electrical Solutions - \$10,850 for both lights

Wired Electrical Solutions - \$11,425 for both lights

Upon review, Maureen made motion to hire Wired Electrical Solutions to install a light on Robin only. Daryl seconded and the motion carried. SRG was instructed to give award the job to Wired Electric and have the light ordered. The Town of Silverthorne and Eagles Nest Property Association will be notified of the work. A utility locate will be ordered to determine if there is power in the area. If so, then the asphalt cut will not be necessary. If it is necessary to run the electricity off the pole that exists and then an asphalt cut and patch will be necessary.

### Discussion Items

- Electric meters will be turned off on or around May 1.
- Park Wedding – There was an owner request to hold a wedding in Pocket Park. Additional information was requested from the owners. They will contact the association if they are interested.

## **VII. OLD BUSINESS**

- A. Robin Drive Driveway Improvements – Daryl reported that he has asked Ceres, a Summit County landscape contractor, to give a firm price on the driveway extension project on the Robin driveways. This bid will be obtained during the first two weeks of May. Greenscapes will be asked to bid the same project.
- B. Eagles Nest grant of \$1,500 was granted towards the Robin Drive improvements.
- C. Fractional Ownership – the Board discussed possible language for Declaration Amendment prohibiting fractional ownership and timeshares due to their detrimental effect on lending. Jay will write a letter to the owners on behalf of the Board. Jay recommended to the Board that the amendment be sent to owners for approval. Daryl

made a motion to send the letter that Jay will write, along with the proposed amendment to the owners. Joanne seconded and the motion carried.

- D. Rental Form – The Board reviewed the rental form that was included in the meeting packet with the revisions from the February meeting. There were two changes to be made and the revised copy will be sent to the board via mail for approval.
- E. Insurance Claims Deductible information will be placed in the newsletter. Daryl will draft the language and send it to SRG.

## **VIII. NEW BUSINESS**

- A. Voles – Orkin will begin baiting the voles as soon as the snow melts.
- B. Landscaping
  - i. The Board reviewed the RFP that was included in the meeting packet.
  - ii. Dave will be asked to review the Greenscapes 2014 landscape maintenance proposal. Daryl suggested that Ceres also be asked to provide landscape maintenance proposal; Daryl will send Ceres the RFP. A motion via email will be obtained for the landscaping after Dave has had a chance to review.
  - iii. Plow damage will be determined and repaired after the snow has melted.
- C. Tree Spraying
  - i. Ascent Tree and Turf Services – \$4,475 – The Board reviewed the 2014 tree and weed spray proposal. SRG will ask Ascent if the Spruce beetles (YPS beetle) will also be sprayed. Ascent Tree will be asked to spot spray undeveloped areas and ditches as needed. SRG will confirm how often the deep root feed is necessary. After Dave Raymond looks at the bid, it will be voted on via email.
- D. Asphalt
  - i. \$18,000 in the capital plan for asphalt work
  - ii. Jet Black proposal for crack seal and seal coat is most competitive at \$14,825. Maureen made a motion to hire Jet Black to do the asphalt crack seal and seal coat work this summer. Daryl seconded and the motion carried. Jet Black will be asked to caulk the crack between the concrete drainages and the asphalt.
  - iii. There are asphalt patch repairs that are necessary before the crack fill and seal coat are done.
  - iv. Shane will get a list of repairs that need to be done and SRG will obtain proposal to complete these repairs.

## **IX. EXECUTIVE SESSION**

There was no executive session

## **X. NEXT MEETING**

The next Board of Directors meeting will be held on Friday, May 9, 2014 at 4:00 pm.

## **XI. ADJORNMENT**

At 5:10 pm, Maureen made a motion to adjourn. Daryl seconded and the motion carried.

Approved By: \_\_\_\_\_

Board Member Signature

Date: \_\_\_\_\_