

THE PONDS AT BLUE RIVER HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Friday, April 13, 2018 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
Daryl Roepke
Bruce Hill

A quorum was present.

Representing Summit Resort Group were Deb Borel 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 March 9, 2018 Board Meeting as presented. Maureen seconded and the motion carried.

IV. FINANCIALS

The financial report was presented as follows:

February 2018 close balance sheet reports \$52,894.49 in Operating, \$120,870.38 in liquid reserves and \$201,350.84 in 4 CD's.

February close P & L vs. budget reports that the Association is \$27,587.95 under budget in operating expenses.

Major areas of expense variance were discussed to include:

- Meeting Expense - \$2,543.71 under budget
- Water and Sewer - \$10,691.52 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 - \$6,440.00 under budget
- Electric - \$14,512.36 under budget
- Grounds and Parking - \$12,832.00 under budget

The Board approved the financials as presented.

To maintain positive cashflow, Daryl recommended paying for insurance in two payments.

All Reserve contributions have been made this fiscal year.

All Owners are current with dues.

V. BOARD MOTIONS VIA EMAIL

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

VI. MANAGING AGENTS REPORT

The following Manager's Report was given:

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

- SRG called the Town of Silverthorne regarding the revegetation and possibility of placing a fence across the river where vegetation has been removed. The stated that they would keep an eye on the area. If Ponds owners see someone removing vegetation, they are asked to take a picture and call 911 to report.

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

- Mesh around bottom of trees is pending (this will be completed in the spring)
- Additional asphalt work is pending (this will be completed until next spring)
- Siloam stone replacement is pending – stones will be delivered to the Ponds at Ceres' cost and the HOA can decide to who will install them. In the spring, SRG will get bids to have them replaced. The bids will include disposal of old stones.

Report Items

- There are currently 3 homes under contract in the Ponds.

VII. OLD BUSINESS

- A. Reserve Study update – This is tabled until the May meeting, when Steve Bennington of Western Reserve Studies, will be invited to attend.
- B. 125 Allegra Lane Sewer Update – Shane reported that Snowbridge is reluctant to complete the sewer work without the approval of the original engineer of the complex. If Snowbridge will not complete the work, Shane will contact a Denver company to obtain a bid to have it done.
- C. Christmas lights will be removed annually in the spring.

VIII. NEW BUSINESS

- A. Landscaping – The board reviewed a bid from Greenscapes. There are no price changes from last year. Maureen made a motion to hire Greenscapes to provide landscape maintenance services for the 2018 season. Bruce seconded and the motion carried.
- B. Tree Spraying – The board reviewed a bid from Ascent Tree Services for tree and turf spraying. Maureen made a motion to hire Ascent Tree Services for tree and turf spraying for the 2018 season. Bruce seconded and the motion carried.
- C. Letter from Angler Mountain Ranch – Jay will contact the board president regarding this letter and the shared payment for Christmas lights.
- D. The board reviewed a letter from a homeowner regarding several items. After discussion, the following comments were made:

- i. Buck and Rail fence repair request is tabled until additional information is received. The board will look at the current fence and this will be discussed at the next meeting.
 - ii. The asphalt work for the driveway between 160 and 170 is in the capital plan for this summer.
 - iii. The aspens that are bowing from the October snowfall will be tied in an effort to straighten.
 - iv. The concrete drainage behind 170 Allegra will be cleaned out.
 - v. The overflow drain behind 176 Allegra will be inspected.
 - vi. The paint cans in the dumpster enclosure will be removed.
 - vii. The light fixtures in the dumpster enclosure will be removed.
 - viii. A sign will not be placed to the north of 137 Allegra.
- E. Shane will confirm that the Ponds is on the asphalt schedule early this summer.
- F. Annual Meeting Menu – The Board reviewed the menu for the picnic this summer. The number of attendees will be changed to 80.

IX. NEXT MEETING

The next Board of Directors meeting will be held on Friday, May 18, 2018 at 4:00 pm.

Daryl has sold his unit and is moving out of town. He was thanked for his years of service and contribution to the board.

X. ADJORNMENT

At 4:49 pm, Maureen made a motion to adjourn. Bruce seconded and the motion carried.

Approved by:

Date: