

**THE PONDS AT BLUE RIVER HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Friday, April 24, 2015 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
Dave Raymond
Maureen McGuire

A quorum was present.

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

II. OWNER FORUM

Owner of 126 Allegra, Mike and Connie Butler, were in attendance, along with their contractor, Armando Sanchez.

III. APPROVE PREVIOUS MEETING MINUTES

The Board reviewed the minutes from the March 13, 2015 Board meeting. Maureen made a motion to approve the minutes as presented. Dave seconded and with all in favor, the motion carried.

IV. FINANCIALS

The financial report was presented as follows:

March 31, 2015 close financials report:

\$ 39,073.74	Operating
\$ 57,381.26	Reserve
\$ 200,000.00	Total 4 CD's - expire 1/26/20

- The Board discussed the areas of variance.
- P & L reports \$26,434.37 under budget in year to date operating expenses.
- All owners are current in dues.
- The Board discussed the success of the heat tape thermostats.

V. BOARD MOTIONS VIA EMAIL

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

VI. MANAGING AGENTS REPORT

The following Manager's Report was given:

Complete Items

- New heat tape wire on 131-137 Allegra building

Pending Items

- Allegra Lane entrance improvements – Greenscapes will be asked to for a concept. Ideas will be sent to the board from Ceres and Greenscapes. Maureen will take the lead with this project.

- Robin light installation – This project will begin in May. Shane will make sure that the metal piece is embedded into the concrete when it is poured.
- Furnace mesh investigation and / or installation
- Hot tub inventory and letters.
- Repair of stone on Bald Eagle pillar – pending warmer weather
- Concrete replacement inventory – it was noted that the concrete at 156 Robin needs to be replaced. This is not tied into the slab of the house. The cost to replace last year was approximately \$1,600.

Report Items

- Heat tape meters will be turned off on May 1.

VII. OLD BUSINESS

- A. Landscaping – The Board reviewed the Greenscapes bid. The mowing of the ditches is \$400 per time plus \$60 per hour for the areas south of 100 Allegra, south of 101 Allegra and north of 137 Allegra. The Board discussed areas of fertilization. Aerating will be done in the spring and fall. Maureen made a motion to accept the bid from Greenscapes as presented with the price change for the mowing. Dave seconded and with all in favor, the motion carried. In addition to the landscape maintenance bid from Greenscapes, the Board reviewed a bid from Greenscapes to wrap the aspen trees that are being damaged by the weed eater. Dave made a motion to approve this bid subject to an inventory by Shane and Jay. The Board will give direction on what trees will be wrapped, and the price will be per tree, and not a flat bid. Angel will be asked to make suggestions for the entrance bed. Dave made a motion to approve a \$250 budget for Angel to improve the entrance bed by adding color and design. Maureen seconded and the motion carried.
- B. 126 Patio Addition Proposal – Armando Sanchez and Mike Butler presented a proposal for a patio extension for 126 Allegra. The original deck extension proposal was denied at the last board meeting. Mike made two additional optional proposals adding concrete and not decking materials. Maureen asked for clarification, so the Board went to the proposed site to discuss. The board discussed the patio extension proposal and it will be discussed with Daryl and Joanna.
- C. Crack Fill – Jet Black bid is \$2,100. Maureen made a motion to approve Jet Black's bid for crack fill for \$2,100. Dave seconded and the motion carried.
- D. 101-107 Allegra Driveway Drainage – this will be tabled until the next meeting.
- E. Staining Bids – The Board reviewed the paint bids. Maureen moved to hire DR Custom to complete the staining work on the garage doors and trim this summer. Dave seconded and the motion carried.
- F. Garage Door Trim – SRG will contact owners who need trim replaced and send an email to all owners informing them of this project.
- G. Tree Spraying – Maureen made a motion to approve Ascent Tree Service to spray trees, deep root feeding and weed spraying in the complex per the proposed bid. Dave seconded and the motion carried.

VIII. NEW BUSINESS

- A. Annual Meeting
 - i. August 22, 2015 at 10:00 am

- ii. Official notice will be sent on July 22, 2015
 - iii. Silverthorne Elementary
 - iv. Food Hedz will cater
 - v. Tents and Events will set up tent, tables and chairs
- B. An email will be sent to all owners with an update on the Foxfield project, explaining that if they have an objection to the project, they must become actively involved. This is becoming more of a reality than it was at the beginning. Jay will draft a letter from the Board for SRG to forward to the owners.
- C. SRG will contact the owner of 136 Robin. Deadline will be given of June 1.

IX. EXECUTIVE SESSION

There was no executive session.

X. NEXT MEETING

The next Board of Directors meeting will be set it at a later date.

XI. ADJORNMENT

At 6:00 pm, Maureen made a motion to adjourn. Dave seconded and the motion carried.

Approved By: _____

Board Member Signature

Date: _____