

**THE PONDS AT BLUE RIVER HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Friday, April 8, 2016 at 4:00 pm**

I. CALL TO ORDER

Jay Pansing called the meeting to order at 4:06 pm

Board members in attendance were:

Jay Pansing
Daryl Roepke
Maureen McGuire
Dave Raymond

A quorum was present.

Representing Summit Resort Group was Deb Borel.

II. OWNER FORUM

It was noted that no Owners, other than Board members, were present.

III. APPROVE PREVIOUS MEETING MINUTES

Daryl made a motion to approve the minutes of the March 11, 2016 Board Meeting as presented. Maureen seconded and with all in favor, the motion carried.

IV. FINANCIALS

The financial report was presented as follows:

February 29, 2016 close financials report:

\$ 33,856.04	Operating
\$ 71,509.73	Reserve
\$201,350.84	Total 4 CD's - expire 1/26/20

- The Board discussed the areas of variance.
- P & L reports \$14,065.29 under budget in year to date operating expenses.
- All transfers to the Reserve account are current.
- All Owners are current in dues.
- There is no anticipated dues increase for 2016-17 fiscal year.
- Daryl made a motion to approve the financials as presented. Maureen seconded and the motion carried.

V. BOARD MOTIONS VIA EMAIL

Daryl made a motion to approve the following actions via email since the last meeting.

- 3/28/16 – Approval of \$10,000 deductible for insurance claims
- 3/29/16 – Approval of filing a claim for the repairs at 137 Allegra

Dave seconded and the motion carried.

VI. MANAGING AGENTS REPORT

The following Manager's Report was given:

Complete Items

- Left message for the Owner of 154 Allegra that nothing will be done about the concrete at their unit. With the mountain environment, the concrete heaves in the winter and settles down in the summer, after the ground has thawed.
- Two rounds of roof snow removal, where necessary, have been completed.

Pending Items

- Christmas lights will be removed next week, weather pending.
- Allegra Lane Improvements – The bid from Greenscapes is \$5,284. Tim has agreed to provide skidsteer and backhoe service at a per-hour cost rather than a flat rate. Maureen made a motion to hire Greenscapes to complete the Allegra Lane improvements. Daryl seconded and the motion carried.
- 126 Allegra Patio – Jay recommended to the Board that the Owner of 126 Allegra not be required to provide an indemnity or maintain the wall after installation, but that it be maintained at the expense of the Association. Daryl made a motion to have the Association maintain the entire wall from behind 126 Allegra to the stairs after it has been built. Maureen seconded and the motion carried.
- HOA Retaining Wall Extension will be complete at the time of the 126 Allegra project.
- Concrete Specs – The Board reviewed the specs that Maureen drafted after meeting with the Town of Silverthorne. Several changes were made to the document. Maureen will make the changes and forward to the Board for final approval.
- Heat tape and snow stops at 133 Allegra is pending.
- Roof inspection repairs are pending.
- Communication to Owners regarding Insurance Deductible – This notice will be emailed to Owners on May 1 and May 15, and mailed to Owners with the May dues statement. The email will let Owners know that this was due to recent events with an insurance claim, and that it was done in an effort to save the Association money. The increase to Owners HO6 insurance premiums, if any, will be minimal.

Report Items

- 137 Allegra Water Damage – Deb reported on the status of the repairs at 137 Allegra.
- Xcel meters will be turned off in May

VII. OLD BUSINESS

- A. Robin Drive and Allegra Lane Gutters – Armando will be asked to inspect the gutters to see if there is debris in them as he completing the roof repairs.
- B. Front Entrance Improvements – SRG will get a bid from Mary Hart to design the front entrance. After a bid is obtained, Jay will talk to Tim Crane about splitting the cost to improve this area.
- C. 137 Allegra Lane Asphalt – This will be tabled until the May Board meeting. SRG will obtain a bid from A Peak Asphalt for this project.

VIII. NEW BUSINESS

- A. Sink Hole at 156 Allegra – SRG will obtain a bid from A Peak Asphalt for this project.
- B. Annual Meeting 2016
 - i. August 20, 2016
 - ii. Silverthorne Elementary School
 - iii. Food Hedz will cater – they are preparing menu options for the Board to peruse
 - iv. Tents and Events has been hired to set up tents and tables
- C. 192 Robin Roof Leak – Armando will be asked to complete this repair as soon as possible.
- D. Property Management Agreement Renewal – Maureen made a motion to approve the proposed Property Management agreement renewal. Daryl seconded and the motion carried.

IX. NEXT MEETING

The next Board of Directors meeting will be held on Friday, May 13, 2016 at 4:00 pm at the home of Jay Pansing.

X. ADJORNMENT

At 5:16 pm, Maureen made a motion to adjourn. Daryl seconded and the motion carried.

Approved by:

Date: