

**THE PONDS AT BLUE RIVER HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
Friday, May 12, 2017 at 4:00 pm**

**I. CALL TO ORDER**

Jay Pansing called the meeting to order at 4:01 pm

Board members in attendance were:

Jay Pansing  
Maureen McGuire  
Dave Raymond

A quorum was present.

Representing Summit Resort Group were Kevin Lovett 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 April 14, 2017 Board Meeting as presented. Dave seconded and the motion carried.

**IV. FINANCIALS**

The financial report was presented as follows:

March 2017 close balance sheet reports \$20,981.84 in Operating, \$100,233.09 in liquid reserves and \$201,350.84 in 4 CD's.

March close P & L vs budget reports that the Association is \$33,216.41 under budget in operating expenses.

Major areas of expense variance were discussed to include:

- Meeting Expense - \$1,531.72 under budget
- Water and Sewer - \$9,713.79 under budget
- Snow Removal - \$3,147.53 under budget
- Electric - \$9,157.14 under budget
- General Building Maintenance - \$1,290.71 under budget
- Grounds and Parking - \$5,873.55 under budget

All Reserve contributions have been made this fiscal year.

All Owners are current with dues.

**V. BOARD MOTIONS VIA EMAIL**

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

**VI. MANAGING AGENTS REPORT**

The following Manager's Report was given:

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

- Electric Meters have been turned off for the summer
- Asphalt repairs from gutter project
- Painting of gutters from gutter project

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

- Mesh around bottom of trees or spraying around base of trees; Jay will complete further investigation into this project.
- Gutter cleaning; Shane reported that this project will begin soon. The Board reported that some gutters are leaking at joints; these will be sealed.
- Allegra gutter addition project proposal; the proposal from Sanchez Builders to complete the gutter/ drainage project on Allegra is pending. It was noted that this project differs slightly from the previous sections completed in that this section has concrete surfaces vs. asphalt.

## **VII. OLD BUSINESS**

A. Asphalt at 100 Allegra – Shane presented proposal with various options from Columbine Hills to complete the asphalt work at 100 Allegra. The Board is interested in proceeding. Shane will obtain an additional bid and the bid will be presented to the Board as soon as possible; the Board will then vote on proceedings via email. It was noted that asphalt crack sealing and seal coating has already been approved for this year. It would be preferred to complete the asphalt work at 100 Allegra prior to completing the seal coating; however, this is not essential.

B. Weed and Turf Spraying – The Board reviewed the proposal from Ascent to complete turf and tree treatments. It was noted that Ascent deep root feed product combines all the ingredients to kill all bugs. The proposal is to address all 450 trees as well as the turf for weeds. The price is the same as it has been in previous years. The Board discussed the deep root feed application vs. application via spraying. SRG will send product information to the Board for review.

C. Trash and Recycling – The Board reviewed the proposal for trash and recycling removal service from Timberline Disposal. Upon review, Maureen moved to switch to Timberline; Dave seconds and the motion passed. SRG will confirm that Timberline will provide the same style dumpster and recycling totes as exist now.

D. Entrance Improvements – This item is pending.

E. On-Site Postal Boxes – This item is pending an onsite meeting with Postmaster as well as the company for install.

## **VIII. NEW BUSINESS**

A. Mulch- The Board discussed refreshing the mulch at the complex. Shane is working to obtain proposal to re-mulch the main common area beds. The Board will inspect the beds behind the units to determine if mulch re-fresh is necessary.

B. Paint – The Board discussed the exterior paint. Overall, the paint is holding up well. Shane will inspect to see if any touch up painting is necessary.

## **IX. NEXT MEETING**

The next Board of Directors meeting will be held on Friday, June 9, 2017 at 4:00 pm.

**X. ADJORNMENT**

At 5:00 pm, Dave made a motion to adjourn. The motion was seconded and the motion carried.

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Approved by:

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Date: