

**THE PONDS AT BLUE RIVER HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Friday, March 15, 2019 at 4:00 pm**

I. CALL TO ORDER

Jay Pansing called the meeting to order at 4:00 pm.

Board members in attendance were:

Jay Pansing
Maureen McGuire
Paul Wardlaw – via telephone
Debbie Stratton

A quorum was present.

Representing Summit Resort Group was Deb Borel.

II. OWNER FORUM

Owner, John Schafer, was in attendance to discuss dumpster issues. He stated that other neighborhoods are using Ponds dumpsters to dump trash. He recommended stronger signage. It is illegal for anyone to use the dumpsters that are not owners or guests at The Ponds at Blue River. The Ponds Board will prosecute anyone that is not an owner or guest if they are caught using the dumpsters. John will try to take pictures and send them to SRG. SRG will take the photos to the Silverthorne police department.

III. APPROVE PREVIOUS MEETING MINUTES

Maureen made a motion to approve the minutes of the March 15, 2019 Board Meeting as presented. Debbie seconded and the motion carried.

IV. FINANCIALS

The financial report was presented as follows:

March 31, 2019 close balance sheet reports \$5,551.28 in Operating, \$78,789.48 in liquid reserves and \$153,409.23 in 3 CD's.

March 2019 close P & L vs. budget reports that the Association is \$12,241.98 under budget in operating expenses.

Major areas of expense variance were discussed to include:

- Water and Sewer - \$3,522.69 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 - \$5,330.39 under budget
- Electric - \$6,779.42 over budget – SRG did a price comparison between this year and last, and this year more kWh were used.
- Grounds and Parking - \$16,632.87 under budget

The Board approved the financials as presented.

All Reserve contributions have been made this fiscal year.

All Owners are current with dues.

V. BOARD MOTIONS VIA EMAIL

Maureen made a motion to ratify the following actions that have taken place since the last board meeting:

- 3/29/19 – Ascent Tree and Turf Approved
- 4/14/19 – Greenscapes approved for landscaping

Debbie seconded, and the motion carried.

VI. MANAGING AGENTS REPORT

The following Manager's Report was given:

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

- Routine Maintenance is being done
- Spring clean up in progress
- Sent email to owner regarding garage storage and parking

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

- Siloam stone replacement is pending – Armando will be asked to provide a rough estimate to get this done.

Report Items

- The \$17,840.86 for the main break work was expensed from Reserves
- Flowers will be given to Barrett when she arrives in Summit County in July.

VII. OLD BUSINESS

- A. Angler Mountain Ranch (AMR) Letter Update – an email was drafted regarding the use of Ponds dumpsters. Jay asked that we hold off on sending it until he has spoken to them regarding the entrance agreement. The AMR board will meet to discuss this agreement. Jay will continue to work on securing an agreement.
- B. Light Pole Update – As soon as the ground thaws, the concrete will be poured, and light replaced. The light is on order and could take up to 4 weeks to arrive.
- C. Xcel Usage Comparison Chart – The board reviewed the chart and determined that more electricity was used this year as compared to last.
- D. Main Break Update – SRG provided an update on the main valve break that occurred in the winter. Two bids were obtained for asphalt repair. The board reviewed the bids but did not make a decision as to who would complete the work.
- E. Allegra Lane Asphalt Repairs – SRG presented two bids for asphalt repairs in the area by 170 Allegra building. Following the meeting, the board will walk to this area and look at the asphalt in concern.
- F. Possible Settling Issues – The board agreed that John Cona of Criterium will be hired to determine the reason for the cracking in 156 Robin.
- G. 190 Robin Ice – This will be discussed at the next meeting.

VIII. NEW BUSINESS

- A. Voles – Maureen made a motion to hire Vail Valley Pest Control to bait the voles this summer. Paul seconded, and the motion carried.

- B. Property Management Agreement – Maureen made a motion to accept the proposed property management agreement from Summit Resort Group. Paul seconded, and the motion carried.
- C. Stone Repairs – There are many stones that have fallen off the buildings this winter. The cost for repairs will range between \$1,000 and \$2,000.
- D. Patio Storage – Paul suggested that he would like to allow owners to place water toys on their patio during the summer. After discussion, the board agreed that water toys would be allowed at waters edge but not on the patio. Paul will draft a rule regarding this and will be specific regarding what types of water toys would be allowed. This will be placed on the agenda for the next meeting.
- E. Mowing Frequency – Currently, Greenscapes mows every two weeks. SRG will request extra mows if necessary.
- F. Crack Fill – The board reviewed a bid from Jet Black for crack fill. Jay commented that more cracks need to be filled. Shane will be asked to supervise the procedure and have them do more if necessary. Maureen made a motion to hire Jet Black to crack fill this summer. Debbie seconded, and the motion carried.
- G. Trees in Median – Some of the trees in the median are dying. Mike from Ascent will be asked why the trees in the east median are doing well, while the others are not.
- H. Trash – The Ponds currently uses Timberline Disposal as their trash service, but they have not been doing a good job in the past months. The board reviewed a bid from Waste Management. It is more expensive, but they have offered one month free. An email will be sent to owners reminding them not to place glass or plastic bags in the recycle totes. A laminated flyer stating that no glass or plastic bags are permitted in the recycle totes. This flyer will be placed in every unit on the refrigerator. Paul made a motion to hire Waste Management for trash pickup. Maureen seconded, and the motion carried.
- I. Concrete Pans – There are approximately 10-12 concrete pans that have been broken over the years by the snowplow. They are not sold in Summit County, so Shane is looking into options in Denver for replacement.
- J. Sand/Gravel in parking lots – There is a lot of gravel in the parking lots this year after the snow melt. BobbyCat can bring their street sweeper to clean it up at a cost of \$130 per hour. It will take about 4 hours to sweep. The board does not think this is necessary. There are rocks piled up on Robin Drive that were moved by the plow. The plowing company will be asked to place them back where they belong.

IX. NEXT MEETING

The next Board of Directors meeting will be held on Friday, June 21, 2019 at 4:00 pm. Ponds budget meeting is June 19, 2019 at 3:00 at the office of Summit Resort Group. Maureen will attend via telephone.

X. ADJORNMENT

At 5:09 pm, Maureen made a motion to adjourn. Debbie seconded, and the motion carried.

Approved by:

Date: