

**THE PONDS AT BLUE RIVER HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
Friday, June 21, 2019 at 4:00 pm**

**I. CALL TO ORDER**

Jay Pansing called the meeting to order at 4:11 pm.

Board members in attendance were:

Jay Pansing  
Paul Wardlaw  
Bruce Hill  
Debbie Stratton

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. Notice was posted on the website.

**III. APPROVE PREVIOUS MEETING MINUTES**

Debbie made a motion to approve the minutes of the May 17, 2019 Board Meeting as presented. Paul seconded and the motion carried.

**IV. FINANCIALS**

The financial report was presented as follows:

May 31, 2019 close balance sheet reports \$28,041.48 in Operating, \$72,121.72 in liquid reserves and \$153,409.23 in 3 CD's.

May 2019 close P & L vs. budget reports that the Association is \$19,254.14 under budget in operating expenses.

Major areas of expense variance were discussed to include:

- Water and Sewer - \$3,784.14 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 - \$5,177.89 under budget
- Electric - \$7,444.92 over budget
- Grounds and Parking - \$23,411.25 under budget (it was noted that this is under since there have been no landscaping bills received from Greenscapes)

The Board approved the financials as presented.

All Reserve contributions have been made this fiscal year.

All Owners are current with dues.

**2019-20 Budget Discussion Below**

**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:

- Concrete drain pans are being replaced where needed
- Comcast walk out is complete
- Waste Management is in place – They are excellent!!

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

- Siloam stone replacement is pending
- Stone repair will be done when weather permits – Three large areas need to be done. They will be done by a professional. Shane will re-attach the others that are loose.
- Flowers will be sent to Sue and Barrett
- Crack fill will be done this summer

Report Items

- Angel has been on site for a couple of weeks now working in flowerbeds.

**VII. OLD BUSINESS**

- A. Patio Storage – Paul drafted a rule for pond storage. The board will consider this and it will be discussed at the next meeting.
- B. Angler Mountain Ranch (AMR) Letter Update – Jay talked to AMR board president, Don Kennan. The AMR board has agreed to pay \$150 per month. Debbie made a motion to accept the agreement between Ponds and AMR stating that AMR will pay The Ponds \$150 per month for entrance maintenance. Paul seconded, and the motion carried. AMR will remove their entrance sign.
- C. Light Pole Update – As soon as the ground thaws, the concrete will be poured, and light replaced. The light is on order.
- D. Main Break Update – SRG provided an update on the main valve break that occurred in the winter. One bid was obtained for asphalt repair, since Columbine does not have time to complete the work. The proposal from APeak included several options. After review, the board agreed that option A and B will be completed, as well as a portion of option C. An agreement with the new scope will be drafted by APeak and signed by a board member.
- E. Possible Settling Issues – The board reviewed the report from Criterium. This will be tabled until next meeting. Shane will extend the diverters now to divert the water away from the foundation. At some point, a soils test may be necessary.
- F. Ice – This will be discussed at the next meeting. Vince has asked for a gutter drainage system to fix the ice issue. Armando will be asked if he can do it.

**VIII. NEW BUSINESS**

- A. Condition of Trees in Median – Mike (Ascent Tree and Turf Services) could not see a biological reason such as insects, or any fungal pathogens. A sample has been sent to CSU for evaluation.

- B. Letter from Owner regarding birdfeeders – The board will not ask owners to remove the feeders.
- C. Comcast Upgrade – The board is not in favor of adding HD service to the current Comcast Agreement.
- D. Landscaping – SRG will check with Greenscapes to see if they can do a spring cleanup in the front landscaping beds.
- E. 2019 Annual Meeting Menu – Food Hedz menu was approved.
- F. Budget Discussion – The board reviewed two budget options. Bruce made a motion to approve the version with a 10% dues increase. Paul seconded, and the motion carried.

**IX. NEXT MEETING**

The next Board of Directors meeting will be held on Friday, July 19, 2019 at 4:00 pm.

**X. ADJORNMENT**

At 5:33 pm, Bruce made a motion to adjourn. Debbie seconded, and the motion carried.

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Approved by:

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Date: