

**THE PONDS AT BLUE RIVER HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
Friday, July 11, 2014 at 4:00 PM**

**I. CALL TO ORDER**

Jay Pansing called the meeting to order at 4:03 pm.

Board members in attendance were:

Jay Pansing  
Daryl Roepke  
Maureen McGuire  
Joanna Hopkins

A quorum was present.

Representing Summit Resort Group were Kevin Lovett, Deb Borel, Peter Schutz and site manager Shane Carr.

**II. OWNER FORUM**

Aside from Board members, there were no Owners present.

**III. APPROVE PREVIOUS MEETING MINUTES**

Daryl made a motion to approve the minutes of the May 9, 2014 Board Meeting.  
Maureen seconded and with all in favor, the motion carried.

**IV. FINANCIALS**

The financial report was presented as follows:

May 31, 2014 close financials report:

\$4,184.77	Operating
\$96,320.62	Reserve
\$154,416.39	Total 3 CD's - expire 1/16/15

- The Board discussed the areas of variance.
- P & L reports \$18,676.04 under budget in year to date operating expenses.
- It was noted that \$11,289 of reserve transfers have not been made. The reserve contribution will take place as operating cash allows.
- All owners are current in dues.
- The Board and Management discussed the changes from 2013-2014 budget to 2014-2015 budget.
  - There is a 5% increase to dues.
  - The board discussed the history of the electric bill. Usage has increased in the past few years. The meters are turned on and off at the same time each year. Daryl recommended hiring an electrician to determine if the heat tape thermostats are working properly. If it is determined that the thermostats need replacing, Daryl suggested moving them to different locations so they will work more efficiently. The Board agreed that an electrician be hired to inspect the thermostats to determine if they are working properly. The idea of placing timers on the heat tape was also discussed.

- SRG will provide a history of the dues increases to Jay.
- Maureen made a motion to approve that the 2014-2015 budget be presented to owners at the annual meeting. Daryl seconded and with all in favor, the motion carried.
- The Board discussed the updated reserve study from Western Reserve Studies. They agreed that the staining schedule would be changed to every six years on the capital plan. Daryl has several other changes that he recommends and will email them to the Board and Kevin. Once the Board agrees to the changes, Kevin will email the changes to Western Reserve Studies.

## **V. BOARD MOTIONS VIA EMAIL**

Maureen made a motion to ratify the following motions made via email

- 5/20/14 – Fractional Ownership Mailer
- 6/4/14 – Asphalt Work – Columbine
- 7/3/14 – Fractional Ownership Amendment Approval

Daryl seconded and the motion carried.

## **VI. MANAGING AGENTS REPORT**

The following Manager's Report was given:

### Complete Items

- Robin Lane Driveway Improvements are complete.
- First treatment of weed and tree spraying has been done.
- Newsletter has been emailed to owners.
- Irrigation has been started up.
- Insurance value revision is in place.
- Owners have approved fractional ownership amendment.
- Rental form has been placed on the website.
- Landscape damage from snowplow has been repaired.

### Pending Items

- Light pole install on Robin Drive – Winston Electric has ordered the light. SRG meets with the Town on Wednesday, July 16, 2014. SRG will ask the Town what their timing is for the Xcel project. If the timing works out, the Robin light electricity may be piggy backed with the Xcel project.
- Concrete drain pan install will begin next week.
- Asphalt Repairs will begin next week.
- Asphalt Crack fill and seal coat will begin as soon as the asphalt repair work is complete.

### Report Items

- Monthly vole baiting and ant poisoning continues.
- Trees – all drip irrigation for the trees is on every other day. The Board reviewed the letter from Ceres regarding the condition of the trees at Ponds. There are mites on some trees and scale on others. Jay will walk the Ponds with Mike to discuss the recommendation. SRG will send the proposal from Mike to Jay.

**VII. OLD BUSINESS**

- A. Robin Drive Lighting – It was reported that Wired electric stated that the lights have been ordered. Site meeting with the Town of Silverthorne is planned to occur next week. The Board agreed to work to “piggyback” the power run for the new light pole with the excavation that will be done with the XCEL project.

**VIII. NEW BUSINESS**

- A. Annual Meeting 2014
  - i. Date is Saturday, August 23, 2014 at 10:00 am
  - ii. Office notice will be sent July 23, 2014
  - iii. Location is at the Silverthorne Elementary School
  - iv. Board meeting at 9:00 am prior to annual meeting
  - v. Picnic at 1:00 pm in the pocket park
  - vi. Food Hedz to cater
- B. Allegra Lane entrances - There are 9 Allegra Lane entrances. Jay suggested the Board consider improving these entrances. SRG will ask Greenscapes and Ceres for suggestions.
- C. 131 Allegra hot tub - Jay received an email from the owner of 131 Allegra regarding their hot tub. They currently have an issue with their patio being out of level. The owner would like to correct the issue by placing shims under one side of the tub. The Board has given approval to level his hot tub, but may not alter the patio in any way.
- D. Window Coverings - At the Ponds, the governing documents state that window coverings must be white, off white or wood, when viewed from the outside. There are some drapes that are not compliant with these documents. The Board agreed that the exterior of all drapes and window coverings be in compliance with the rules. SRG will send owners a blast email regarding this. It will also be placed in the newsletter. A follow up letter will be sent to those owners who are still in violation after six months.
- E. Tree trimming - SRG will have Greenscapes trim the trees that are hitting the buildings.
- F. Tree replacement – some trees have died and have been removed. Shane will get an inventory of trees that have been removed and the board will discuss replacement. Jay suggested replacing crabapple trees that were removed with chokecherry trees. If aspen trees die, they will not be replaced.
- G. Entry bush - SRG will have the currant bush on the south side of the four corners removed.
- H. Entry flower planting - Flower planting at the front entrance will be discussed next spring.
- I. Approved plants - At the annual meeting, the Board will discuss the approved plants for planting at the Ponds.
- J. Aspen shoots - Angel will be asked to remove any Aspen shoots that are growing in the front beds.

**IX. EXECUTIVE SESSION**

There was no executive session

**X. NEXT MEETING**

The next Board of Directors meeting will be held on Friday, August 23, 2014 at 9:00 am at the Silverthorne Elementary School prior to the annual meeting.

**XI. ADJORNMENT**

At 5:20 pm, Maureen made a motion to adjourn. Daryl seconded and the motion carried.

Approved By: \_\_\_\_\_  
Board Member Signature

Date: \_\_\_\_\_