

THE PONDS AT BLUE RIVER HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Friday, July 12, 2013 at 4:30 PM
116 Allegra Lane

I. CALL TO ORDER

Jay Pansing called the meeting to order at 4:37 pm.

Board members in attendance were:

Jay Pansing
Daryl Roepke
Maureen McGuire
Joanna Hopkins
Dave Raymond

A quorum was present.

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

II. APPROVE PREVIOUS MEETING MINUTES

Daryl made a motion to approve the minutes of the June 14, 2013 Board Meeting. Maureen seconded and with all in favor, the motion carried.

III. FINANCIALS

The financial report was presented as follows:

May 31, 2013 close financials report:

\$21,186.67	Operating
\$74,470.85	Reserve
\$50,812.32	In each of the 3 CD's - expire 1/16/15

P & L reports \$18,544.46 under budget in operating expenses year to date. This could change slightly due to water expense for irrigation. \$13,300 has been paid for the Allegra Lane lighting project out of reserves as ½ payment for the lights.

The financial report was accepted as presented.

2013-14 Budget – Dave and Kevin met after last board meeting last month, and the 2013-2014 budget has been approved for presentation to owners at the annual meeting. It will also be included in the annual meeting mailer that will be sent to owners on July 17, 2013.

Reserve Study – The reserve study was done as due diligence by the board. The study gave the concept of the major projects and how to fund the projects. The reserve study will be placed on the website and password protected.

IV. OWNER FORUM

No owners, other than board members, were present.

V. BOARD MOTIONS VIA EMAIL

- None

VI. MANAGING AGENTS REPORT

The following Manager's Report was given:

Complete items

- Increased irrigation water on the bushes on the South side of Bald Eagle
- Continued weeding
- Christmas lights taken down
- Sent notices to four hot tub owners that need their hot tubs painted
- Informed owner of 144 Allegra the approved color to use for the muntin in her window – information will placed on the website with the muntin color and Pika Glass contact information.
- Gold Flaking on the sign has been repaired
- Edging of the back beds is complete

Pending Items

- Removal of tree stakes
- Angel will be asked to pull all of the noxious weeds between the complex and the recreation path – board is extremely satisfied with the work that they are doing.
- Mulch will be added before the end of July
- Orkin will be asked to bid spraying ants for complex

Report items

- Vole extermination continues
- There is currently irrigation at the far side of 100 Allegra
- Angel planted tree at 130 Allegra
- Tree and bush replacement will be in the next two weeks
- Drip will be repaired in south side of first driveway
- Seesaw has been repaired and bids are being obtained to repair the crack in the swing set
- SRG will confirm that the landscaper is blowing patios every other week. Board will look to see if it is necessary and send comments to SRG.
- SRG will blow off 164 Allegra back deck
- Dave was asked if there were plans for landscape maintenance/improvements
 - Several dead trees will be replaced
 - Several dead bushes will be replaced
 - Angel has been doing wonderful job with the beds
 - Deep root feeding has been complete
 - Weeds have been sprayed and others will be sprayed
 - Flower bed behind 132 Allegra will be returned to sod
 - Mulch will be placed in the next two weeks
 - Working with Greenscapes on trimming issues
 - Continue to spray rocks for weeds
 - Rocks on Robin along driveways – the board is looking at taking rocks out of middle units and extending the asphalt or put road base. Dave will contact Columbine to see what options are.

VII. OLD BUSINESS

- A. Allegra Lane Lights – Light installation has begun. Concrete will begin being poured next week. The following week the fixtures will be placed.

- B. Reserve Study – Discussed under financial report above
- C. Fidelity Bonding – Peter will ask Bob Strong or Farmers Insurance how much \$250,000 coverage would cost annually and will report back to the board at the next meeting.
- D. Dumpster Enclosure Fences – Board discussed whether or not to add a fence to some of the dumpster enclosures. Cost for fences will be \$1,380 each, not including materials. SRG will get bids to do all five of the dumpster fences, including materials.
- E. SRG will obtain Crack Seal bids
- F. Board reviewed roof inspection and chimney cap bid from Sanchez Builders. Armando will be asked to do the work for \$350 for the inspection and \$50 per chimney cap. Shane will keep Jay posted on progress and how many chimney caps are required on each building.

VIII. NEW BUSINESS

- A. Annual Owner Meeting / Picnic
 - i. August 17, 2013 at 10:00 am
 - ii. Silverthorne Elementary School Cafeteria
 - iii. Notice will be sent to owners on July 17, 2013 – attached notice was approved.
 - iv. Annual Owner Picnic
 - 1. Food Hedz will cater
 - 2. Tents and Events will provide tent, etc.
 - 3. Locals Liquors will provide beverages
- B. Fractional Ownership –
- C. Dave thanked SRG for renegotiating the Orkin contract
- D. 156 Allegra – three cars parked outside overnight. Shane will talk to the owners/tenants of this unit.
- E. 164 Allegra – truck with trailer. SRG will contact owner and Shane will talk to the tenant.
- F. 112 Robin – tenants made aware of the rules. SRG will contact owners and Shane will talk to the tenant.
- G. SRG will send owners reminder of the rules and the responsibility of violations. Email will be sent to Jay for approval.

IX. EXECUTIVE SESSION

There was no executive session

X. NEXT MEETING

The next Board of Directors meeting will be held on Saturday, August 17, 2013 at 9:00 am.

XI. ADJORNMENT

At 6:05 pm, Maureen made a motion to adjourn. Daryl seconded and the motion carried.

Approved By: _____
Board Member Signature

Date: _____