

**THE PONDS AT BLUE RIVER HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**Friday, July 14, 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  
Daryl Roepke  
Bruce Hill

A quorum was present.

Representing Summit Resort Group were Deb Borel and Shane Carr.

Daryl made a motion to amend the agenda to elect Bruce Hill to the Board. Maureen seconded and the motion carried. Daryl made a motion to elect Bruce Hill to complete the term of Joanna Hopkins. Maureen seconded and the motion carried.

**II. OWNER FORUM**

No Owners, other than Board members, were present.

**III. APPROVE PREVIOUS MEETING MINUTES**

Daryl made a motion to approve the minutes of the June 9, 2017 Board Meeting as presented. Maureen seconded and the motion carried.

**IV. FINANCIALS**

The financial report was presented as follows:

May 2017 close balance sheet reports \$22,914.09 in Operating, \$108,806.76 in liquid reserves and \$201,350.84 in 4 CD's.

May close P & L vs budget reports that the Association is \$35,460.16 under budget in operating expenses.

Major areas of expense variance were discussed to include:

- Meeting Expense - \$1,423.34 under budget
- Insurance - \$1,139.50 under budget
- Water and Sewer - \$10,580.19 under budget
- Snow Removal - \$2,392.47 over budget
- Electric - \$10,964.09 under budget
- General Building Maintenance - \$2,214.71 under budget
- Grounds and Parking - \$8,737.57 under budget

Daryl made a motion to approve the financials as presented. Dave seconded and the motion carried.

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:

- Called Owner with the dog on the long leash and asked him to shorten it.

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

- Mesh around bottom of trees or spraying around base of trees – The Board agreed that the gray plastic wraps will be placed on the base of the trees.

**VII. OLD BUSINESS**

- A. Asphalt at 100 Allegra – Shane presented proposals with various options from Columbine Hills and APeak Asphalt to complete the asphalt work at 100 Allegra. Daryl made a motion to have the asphalt work completed by Columbine Hills at 100 Allegra and the triangle area. Maureen seconded and the motion carried. An email will be sent to the board with the updated contract.
- B. 172 Allegra has asked that the asphalt in front of their unit be repaired. The Board discussed this and agreed that this will not be done this year. John Sharp from Jet Black will be asked to smooth out that area when he completes the sealcoat this summer.
- C. Entrance Improvements –Maureen made a motion to hire Beautiful Garden, Inc. to complete the entrance work that Mary Hart designed last summer. Bruce seconded and the motion carried.
- D. Postal Boxes on site – Deb met with Cindy, the Postmaster. She said that the HOA could not install less than 84 mailboxes on site. This will be tabled until a later date.
- E. Mulch – This will be delayed until next spring. Rosa Glauca bushes will be planted behind 104 Allegra this year.
- F. Siloam Stone – SRG continues to work with Ceres on this.
- G. Board Vacancies – Paul Wardlaw has expressed interest in serving on the Board.

**VIII. NEW BUSINESS**

- A. Reserve Study Update – The Board reviewed the proposal from Western Reserve Studies for a phase 2 management plan for the HOA. SRG will contact Western Reserve Studies and ask them for a less expensive bid to complete phase 2 of the study. If they do not agree to this, other bids will be obtained. Daryl will ask Turner Morris for a bid to replace the roof in 2017.

- B. Annual Meeting Notice – The location of the meeting will be highlighted on the cover letter of the notification, since the meeting is not being held in the same location as in past years. A sign will be placed on the door of the elementary school with the location of the meeting.
- C. Annual Meeting Menu – The Board reviewed the final menu.
- D. Shane reported that the paint on buildings is holding up well. There are some areas that need to be touched up. Painting of all the buildings is scheduled for next summer. A painter will be hired to paint the wood portion of the chimneys and any other areas that need to be touched up. This will be billed based on time and materials.

**IX. NEXT MEETING**

The next Board of Directors meeting will be held on Saturday, August 19, 2017 at 9:00 am, prior to the Annual Meeting. A short meeting to elect officers will follow the annual meeting.

**X. ADJORNMENT**

At 5:36 pm, Maureen made a motion to adjourn. Daryl seconded and the motion carried.

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Approved by:

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Date: