

**THE PONDS AT BLUE RIVER HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Friday, July 15, 2016 at 4:00 pm**

I. CALL TO ORDER

Jay Pansing called the meeting to order at 4:04 pm

Board members in attendance were:

Jay Pansing
Maureen McGuire
Dave Raymond
Daryl Roepke

A quorum was present.

Representing Summit Resort Group was Deb Borel, Kevin Lovett and site manager, Shane Carr.

II. OWNER FORUM

It was noted that no Owners, other than Board members, were present.

III. APPROVE PREVIOUS MEETING MINUTES

Maureen made a motion to approve the minutes of the May 13, 2016 Board Meeting as presented. Daryl seconded and with all in favor, the motion carried.

IV. FINANCIALS

The financial report was presented as follows:

May 31, 2016 close financials report:

\$ 12,067.92 Operating
\$ 70,750.73 Reserve
\$201,350.84 Total 4 CD's - expire 1/26/20

- The Board discussed the areas of variance.
- P & L reports \$12,751.02 under budget in year to date operating expenses.
- All transfers to the Reserve account are current.
- All Owners are current in dues.

2016-17 Budget Discussion

Dave discussed the proposed 2016-17 budget for presentation at the Annual Meeting. It includes a 3% dues increase. A portion of the increase would be placed into Reserves, to continue building for upcoming capital projects. The remainder would be placed into Operating for ongoing expenses. The Board agreed that no dues increase would occur. SRG will revise the budget to reflect no dues increase and send to the Board on Monday. Daryl made a motion to approve the budget with no dues increase for presentation at the annual meeting. Maureen seconded and the motion carried.

V. BOARD MOTIONS VIA EMAIL

There have been no Board actions via email since the last meeting.

VI. MANAGING AGENTS REPORT

The following Manager's Report was given:

Complete Items

- Trees sprayed
- 102 Allegra siding repair complete
- Concrete specs posted on the website.
- Three emails to Owners regarding insurance deductible is complete. Insurance changes went into effect on June 1.
- HOA retaining wall and stairs are complete
- 126 Allegra patio complete
- Boulders along Bald Eagle have been replaced

Pending Items

- Allegra Lane Improvements – this work is scheduled to begin in one month. Dave explained to the Board that he was not in favor of using road base to complete the project. Dave made a motion to use soil and seed rather than road base. There was no second and the motion did not carry.
- 137 Allegra (finished yesterday) and 156 Allegra asphalt work is pending (next week)
- Robin and Allegra gutters

Report Items

- Several Dead trees are as follows:
 - Pine tree on Bald Eagle is being monitored and will be replaced if it continues to die.
 - Two trees along Allegra Lane will be replaced with Cottonwood trees if they die. SRG will monitor and replace if necessary.
 - Two crabapple trees by playground – Shane will cut them down and Alder or Cottonwood trees will be planted to replace them.
 - Blue Spruce will be replaced under warranty
 - 122 Robin aspen dead in back – this will be removed and not replaced
 - Dead shrub behind 133 Allegra will be removed.
- Mike from Ascent was able to complete his deep root feeding
- Several Owner Requests
 - 172 request to plant trees – Board would like to know what kind of trees the Owner would like to plant. SRG will talk to the Owner and ask.
 - Roof above 172 Allegra has damaged shingles – this will be repaired by Sanchez Builders.
 - There are unsightly cracks in both front and back patios of 172 Allegra – all owners have this issue due to the alpine conditions.
 - Asphalt between 170 and 172 Allegra is deteriorating due to drainage from downspout. Drain pan will be added and this will fix the issue.
 - 101-107 complete asphalt resurface request – This will be reviewed next year, since a complete seal coat will be done next summer. Re-grading will be considered in the future. SRG will call Columbine to get ideas and cost estimates for improvement.
 - Water heater pipe cleaning is the responsibility of the Owner

VII. OLD BUSINESS

- A. Front Entrance Improvements –The Board decided that this will be tabled until the Spring of 2017. Annuals will be planted every year with fertilization. Dave will call Sherry and ask her opinion on front entrance improvement. This will be placed under New Business on the next meeting agenda. Jay will call Tim Crane and ask if he would help with the front entrance expenses.
- B. Silver Trout Final PUD – Daryl reported to the Board that the Silverthorne Town Council vote results were 5 in favor and 1 against. Daryl has made a list of Town Codes that this request does not comply with and would like to send a letter on behalf of the Association. Daryl will send the letter to the Board for approval. Daryl was thanked for his work on this.

VIII. NEW BUSINESS

- A. Fertilizing of Beds – Maureen suggested that Angel fertilized the beds. She will be asked to fertilize the front entrance and add brown mulch. The Board agreed that Angel and her crew would get a raise to \$20 per hour and this will be retroactive for their last invoice.
- B. Dave recommended that the storm door requirement be changed on the website, giving a paneled door as an option. SRG will make the change and send to the Board for approval.
- C. Annual Meeting 2016
 - i. August 20, 2016
 - ii. Notice will be sent on Wednesday of next week.
 - iii. Silverthorne Elementary School
 - iv. Food Hedz will cater
 - v. Tents and Events has been hired to set up tents and tables

IX. NEXT MEETING

The next Board of Directors meeting will be held on Saturday, August 20, 2016 at 9:00 am prior to the annual meeting at the Silverthorne Elementary School.

X. ADJORNMENT

At 5:45 pm, Daryl made a motion to adjourn. Maureen seconded and the motion carried.

Approved by:

Date: