

**THE PONDS AT BLUE RIVER HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**Friday, July 20, 2018 at 4:00 pm**  
**Summit Resort Group Office**

**I. CALL TO ORDER**

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

Board members in attendance were:

Jay Pansing – via telephone  
Maureen McGuire  
Paul Wardlaw  
Bruce Hill  
Debbie Stratton

A quorum was present.

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

**II. OWNER FORUM**

No owners, other than Board members, were present.

**III. APPROVE PREVIOUS MEETING MINUTES**

Maureen made a motion to approve the minutes of the May 18, 2018 Board Meeting as presented. Bruce seconded and the motion carried.

**IV. FINANCIALS**

The financial report was presented as follows:

May 31, 2018 close balance sheet reports \$43,803.40 in Operating, \$122,793.82 in liquid reserves and \$201,350.84 in 4 CD's. One CD has been cashed to pay for the painting. It was noted that the May close financials do not reflect the cashing of the CD.

May close P & L vs. budget reports that the Association is \$50,316.10 under budget in operating expenses.

Major areas of expense variance were discussed to include:

- Meeting Expense - \$673.63 under budget
- Water and Sewer - \$6,435.70 over budget (it was noted that this is due to the timing of invoices received. This will be corrected with the 2019 budget, as this expense is reflected quarterly)
- Snow Removal - \$12,609.011 under budget
- Electric - \$17,113.50 under budget
- Grounds and Parking - \$22,883.82 under budget
- Roof Snow Removal - \$1,600 under budget

All Reserve contributions have been made this fiscal year.  
All Owners are current with dues.

**V. BOARD MOTIONS VIA EMAIL**

Maureen made a motion to ratify the following motions that have taken place via email since the last board meeting:

- 7/1/18 – Steve Bennington’s recommendations for Reserve Study were approved –The board will be prepared to discuss the funding levels reflected on the reserve study at the annual meeting. The study will also be sent to Owners via email and placed on the website.
- 7/17/18 – Liquidation of one CD was approved

Paul seconded and the motion carried.

**VI. MANAGING AGENTS REPORT**

The following Manager's Report was given:

Completed Items – the following items were reported on as complete:

- Bowing aspens have been tied
- Cleanout of concrete drainage behind 170 Allegra is complete
- Removal of paint cans in the dumpster enclosure is complete
- Mulch has been placed
- Removal of tree stumps is complete
- Landscape damage from plows has been repaired
- Hot Tub maintenance walk around is complete – SRG will contact owners that need to perform maintenance on their hot tub
- Fence by 170 Allegra has been repaired

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

- Additional asphalt work – Dave Raymond will be asked to call Columbine to discuss getting the work completed this summer.
- Siloam Stone replacement is pending – Ceres has agreed to pay for the stone and delivery of the stone, contingent on other stone orders. The HOA will pay to have it placed.
- Removal of light fixtures in the dumpster enclosure is pending
- Bob and Shane will clean out the dumpster enclosure by 170 Allegra
- Removing ½ of the lightbulbs by the garages – this will be discussed in the fall, when the days are shorter.

**VII. OLD BUSINESS**

- A. Angler Mountain Ranch (AMR) Letter Update – Jay contacted Janice from AMR and she said she had no authority over this. He continues to reach out to AMR, but with no response. He has also called Buffalo Mountain Properties, HOA manager. Jay expressed that he does not think AMR pays enough. SRG will determine how much is spent on the entry sign area annually, and determine what they should be paying.
- B. Hot Tub Specs – Maureen stated that conduit that is used to run hot tub wires should be painted by the owners. Shane will complete a walk around and determine which ones need to be painted.

**VIII. NEW BUSINESS**

- A. Temporary Fences – The board discussed the fence behind a unit on Robin. Shane explained that there is a significant hill behind their unit, so they place the fence when the dog is outside. SRG will contact the owners and remind them that fences are not permitted.
- B. 152 Robin Hot Tub – The board reviewed a hot tub request for 152 Robin. The owner will be reminded to obtain an electrical permit and provide a copy to SRG. The board approved hot tub application.
- C. SRG will obtain a per window price for window washing.
- D. Fox Crossing – Joanna Hopkins is the person in charge of this new development. Jay will attend a meeting regarding this next week.
- E. An owner has requested that some of his windows be replaced. The original submission stated that the exterior trim would be white, which is not allowed. SRG will confirm the color before final approval will be given. Owners will also be asked to complete the window replacement application.
- F. Cement rock across from 166 Robin will be removed.

**IX. NEXT MEETING**

The next Board of Directors meeting will be held on Saturday, August 18, 2018 at 9:00 am at the Eagles Nest Community Center. Annual meeting will follow.

**X. ADJORNMENT**

At 5:13 pm, Maureen made a motion to adjourn. Bruce seconded and the motion carried.

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Approved by:

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Date: