

THE PONDS AT BLUE RIVER HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Saturday, August 17, 2013 at 9:00 AM
Silverthorne Elementary School

I. CALL TO ORDER

Jay Pansing called the meeting to order at 9:03 am.

Board members in attendance were:

Jay Pansing
Daryl Roepke
Maureen McGuire
Joanna Hopkins
Dave Raymond

A quorum was present.

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

II. APPROVE PREVIOUS MEETING MINUTES

Daryl made a motion to approve the minutes of the July 12, 2013 Board Meeting. Maureen seconded and with all in favor, the motion carried.

III. BOARD MOTIONS VIA EMAIL

- Dave made a motion to ratify the board email approval of the Allegra Lane lighting concrete bollard size increase and added expense associated with it. Daryl seconded and the motion carried.

IV. MANAGING AGENTS REPORT

The following Manager's Report was given:

Complete items

- Noxious weed removal and spraying
- Mulch addition
- Reserve study posted to website
- Tree stakes that needed to be removed were removed.
- Two treatments of ant spray complete and will come treat again if necessary.
- Tree and bush replacement
- Chimney caps were inspected. None were missing, but some needed painting because they were the incorrect color.
- Stone repairs complete

Pending Items

- Rule email reminder – awaiting some revisions from Jay.

Report items

- Three of the four hot tubs that needed to be stained are complete – 144 Allegra Lane has not painted their hot tub. SRG will follow up with the owner.
- SRG will replace furnace and humidifier filters for \$50 per unit plus the cost of the filters. For those units that do not have a humidifier, the cost will be \$40 plus cost of the filter to replace only the furnace filter.

V. LANDSCAPING

- A. Seeding is still pending, but all other planned 2013 landscaping improvements are complete.
- B. Weed spraying is complete. The area that is being sprayed has been expanded.

VI. OTHER MATTERS

- A. Allegra Lane pole lights look great. Some minor adjustments need to be made to the angle of the light. Several options for bulbs are in the lights. Maureen will talk to John Winston to determine what bulb is in which light, and she will determine what bulb to ultimately use in all of them. If needed, there is an option to install lenses in the shades. If necessary, that will be determined at a later date.
- B. Dumpster Enclosure Fences – SRG obtained two bids for adding fences to all of the dumpster enclosures to hide the dumpsters from view.
 - i. Alpine Craftsman - \$2,150 each totaling \$10,750
 - ii. Sanchez Builders - \$1,380 for the one the association has siding for and \$1,500 for each of the others totaling \$7,580
 - iii. Dave commented that another solution is to put a small evergreen or plant of some kind in the area that was requested. A spruce tree will be placed in that area along with irrigation. Cost will be between \$300 and \$500, depending on how much the irrigation costs to install.
- C. Trees have been planted and irrigation added in the west pocket park.
- D. Fidelity Bonding – The cost to add \$250,000 to the SRG policy is \$250 annually. SRG will add this to their policy.
- E. Crack Seal
 - i. Jet Black - \$1,800
 - ii. Columbine Hills - \$2,000
 - iii. A-Peak Asphalt - \$3,185
 - iv. Maureen made a motion that Columbine complete the crack seal. Daryl seconded and the motion carried.
- F. 160 Robin window installation – SRG will send a follow up email to the owner.
- G. Gallego Plumbing and Heating will service furnaces and water heaters at a cost of \$85. The Board will supply owners with contact information for furnace and hot water services for Gallego and Premier. Owners are to contact services providers directly.

VII. ANNUAL MEETING REVIEW

The Board reviewed the annual meeting packet and determined that Jay would run the meeting. Daryl and Joanna were asked to make presentations on Silver Trout and Fox Crossing. Dave will present the financials and the proposed 2013/2014 budget.

VIII. NEXT MEETING

The next Board of Directors meeting will be scheduled in September.

IX. ADJORNMENT

At 9:49 am, Maureen made a motion to adjourn. Daryl seconded and the motion carried.

Approved By: _____
Board Member Signature

Date: _____