

THE PONDS AT BLUE RIVER HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Saturday, August 18, 2018 at 9:00 am
Eagles Nest Community Center

I. CALL TO ORDER

Jay Pansing called the meeting to order at 8:57 am

Board members in attendance were:

Jay Pansing
Maureen McGuire
Paul Wardlaw
Bruce Hill
Debbie Stratton

A quorum was present.

Representing Summit Resort Group were Deb Borel 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 July 20, 2018 Board Meeting as presented. Paul seconded and the motion carried.

IV. FINANCIALS

The financial report was presented as follows:

July 31, 2018 close balance sheet reports \$51,028.35 in Operating, \$110,048.3 in liquid reserves and \$153,409.23 in 3 CD's. One CD has been cashed to pay for the painting.

July close P & L vs. budget reports that the Association is \$41,131.20 under budget in operating expenses.

Major areas of expense variance were discussed to include:

- Meeting Expense - \$673.63 under budget
- Water and Sewer - \$4,184.15 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 - \$12,609.01 under budget
- Electric - \$17,984.14 under budget
- General Building Maintenance - \$1,524.69 under budget
- Grounds and Parking - \$9,352.05 under budget
- Roof Snow Removal - \$1,600 under budget

All Reserve contributions have been made this fiscal year.

All Owners except one are current with dues.

V. BOARD MOTIONS VIA EMAIL

There have been no board actions since the last meeting.

VI. MANAGING AGENTS REPORT

The following Manager's Report was given:

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

- Painting is complete

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. SRG will obtain additional bids for asphalt work if Columbine cannot get to it until next year. Al from Columbine reports that they should be able to complete it 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.
- Bob Kieber and Shane will clean out the dumpster enclosure by 170 Allegra in the fall.

VII. OLD BUSINESS

- A. Angler Mountain Ranch (AMR) Letter Update – Jay contacted someone with Buffalo Mountain Managers and is waiting to hear back. Deb will check with accounting to see if they have received any payments this year.
- B. Silver Trout – This project is delayed temporarily.
- C. Hot Tub Specs – The board reviewed the edited Hot Tub Specs. Maureen made a motion to approve them as presented. Paul seconded, and the motion carried. The updated guidelines will be placed on the website.
- D. Fox Crossing – The board reviewed a plat map of Fox Crossing. There are 27 units proposed. They are under contract and are working with the town for approval. The board is not in support of this project.

VIII. NEW BUSINESS

- A. Mowing Frequency – The Board reviewed an email from an owner regarding the frequency of the mowing in the common area. This will be considered for next season and placed on the February board meeting agenda.
- B. Asphalt Crack Fill – The board reviewed a bid from JetBlack to crack fill common area asphalt. Maureen made a motion to approve the bid as presented. Debbie seconded and the motion carried.
- C. Rules and Regulations – Paul recommended a change to the Rules and Regulations regarding storage on patios. This will be placed on the February board meeting agenda.
- D. Snow Removal 2018-19 – Maureen made a motion to approve Emore to complete the snow plowing services for the 2018-19 season. Bruce seconded, and the motion carried.
- E. Timberline Disposal – Many owners have expressed dissatisfaction with the performance of Timberline at the Ponds. They miss trash pick up's, miss recycling

pick up's, hit and damage the dumpster buildings, don't put dumpsters back far enough into the dumpster so you cannot access the doors to place the trash in, they put the dumpsters in the wrong location in the dumpster, so recycling bins do not fit in, or the bear bar cannot be engaged, among other things. Owners are asked to contact Deb if they notice missed trash or recycling pick up.

F. Annual Meeting Packet Review – The board reviewed the annual meeting packet.

IX. NEXT MEETING

The next Board of Directors meeting will be held on Friday, September 21, 2018 at 4:00 pm.

X. ADJORNMENT

At 9:33 pm, Maureen made a motion to adjourn. Bruce seconded and the motion carried.

Approved by:

Date: