

**THE PONDS AT BLUE RIVER HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Friday, August 19, 2017 at 9:00 am**

I. CALL TO ORDER

Jay Pansing called the meeting to order at 9:00 am

Board members in attendance were:

Jay Pansing
Maureen McGuire
Bruce Hill
Dave Raymond
Daryl Roepke

A quorum was present.

Representing Summit Resort Group was Deb Borel 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 July 14, 2017 Board Meeting as presented. Daryl seconded and with all in favor, the motion carried.

IV. FINANCIALS

The financial report was presented as follows:

July 31, 2017 close financials report:

\$ 26,762.98 Operating
\$111,459.47 Reserve
\$201,350.84 Total 4 CD's - expire 1/26/20

- The Board discussed the areas of variance.
- P & L reports \$31,365.91 under budget in year to date operating expenses.
- All transfers to the Reserve account are current.
- All Owners are current in dues.
- Dave explained why the Board was proposing an 8% dues increase, mainly due to grounds and parking cost. He will address this at the annual meeting.

V. BOARD MOTIONS VIA EMAIL

Dave made a motion to ratify the following actions via email that have been made since the last Board meeting:

- 7/18/17 – Reserve Study – approved Western Reserve Studies to complete the reserve study.
- 7/29/17 – DR Custom to do touch up painting

Maureen seconded and the motion carried.

VI. MANAGING AGENTS REPORT

The following Manager's Report was given:

Complete Items

- Crack fill and seal coat is complete
- Gutter work is complete
- Four dead trees have been replaced
- Chimney painting is complete
- Entrance improvements complete

Pending Items

- Mesh around trees is pending – The board agreed that this would be done.
- Additional asphalt work at 101-107 is pending
- Meeting with Ceres regarding Siloam Stone is pending – Daryl contacted Bill from Ceres and he is looking for the original bid to determine the thickness of the stone. Daryl is attempting to get the failing stones replaced under warranty.

VII. OLD BUSINESS

- A. Reserve Study Update – This will be tabled until the meeting on October 13. Daryl suggested that an estimate of when staining will be necessary be obtained. The painter, the Board and Shane will walk around all the buildings to determine staining needs. Daryl asked Turner Morris what roof replacement costs were, as well as life expectancy of the roofs at the Ponds at Blue River.

VIII. NEW BUSINESS

- A. Snow Removal – Dave made a motion to hire Emore, Inc. to provide snow removal services for the 2017-18 season. Maureen seconded and the motion carried.
- B. Annual Meeting 2016
- i. The Board reviewed the packet and discussed presentation.
- C. Rules revisions regarding RV's – This will be placed on the agenda for the October meeting.

IX. NEXT MEETING

The next Board of Directors meeting will be held on Friday, October 13, 2017 at 4:00 pm at the home of Jay Pansing.

X. ADJORNMENT

At 9:36 am, Dave made a motion to adjourn. Daryl seconded and the motion carried.

Approved by:

Date: