

**THE PONDS AT BLUE RIVER HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
Saturday, August 22, 2015 at 9:00 AM**

**I. CALL TO ORDER**

Jay Pansing called the meeting to order at 9:05 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 Deb Borel and site manager Shane Carr.

**II. OWNER FORUM**

Aside from Board members, there were no Owners present.

**III. APPROVE PREVIOUS MEETING MINUTES**

Daryl made a motion to approve the minutes of the June 19, 2015 Board Meeting. Dave seconded and with all in favor, the motion carried.

**IV. FINANCIALS**

The financial report was presented as follows:

July 31, 2015 close financials report:

\$ 17,127.82    Operating  
\$ 64,431.30    Reserve  
\$200,444.32    Total 3 CD's - expire 1/16/15

- Deb will contact Greenscapes regarding billing for June and July.
- The bill from Sanchez Builders for the Robin Drive light post will be reclassified to Reserves.
- The Board discussed the areas of variance.
- P & L reports \$28,045.89 under budget in year to date operating expenses.
- All transfers to the Reserve account are current.
- All Owners are current in dues.
- Maureen made a motion to transfer all except \$10,000 of the Operating surplus, if any, into Reserves at the fiscal year end. Daryl 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

- Robin Light Installation is complete.
- Town required Street Sign Installation is complete.
- 156 Robin patio is complete.
- Garage doors have been stained.
- Vent mesh on furnace exhaust complete – Sanchez Builders also recommends that mesh be placed on the water heater vent as well. Daryl made a motion to cover the water heater vents. Maureen seconded and the motion carried.
- Roof inspections are underway.
- Crack fill is complete.
- Sod trench area at 131-137 Allegra is complete.
- Replaced photocells throughout complex.

### Pending Items

- The Board reviewed a bid for dumpster enclosure staining. Maureen made a motion to hire DR Custom to stain the dumpster enclosures. Daryl seconded and the motion carried.
- Concrete replacement inventory and bids – The Board reviewed bids for concrete replacement. Joanna will determine if she could get a discount for the concrete. Maureen made a motion to hire Sanchez Builders to complete the concrete work. Dave seconded and the motion carried. Joanna will price the concrete and report to the Board.
- Allegra Lane Improvements – Maureen received three bids for this project. Two from Ceres with options for design, and a bid from Mary Hart Design to create the design. The Board discussed several options with costs ranging from \$7,900 to \$10,000. Shane will get a bid to remove the rocks and build up the area with road base and grass.

### Report items

- 136 Robin Back Patio Ceiling – Owner has a deadline of September 15 to complete the patio ceiling repair. SRG will inspect on that day to confirm compliance.
- Comcast agreement expires December 2018

## **VII. OLD BUSINESS**

- A. 126 Allegra Patio – This project has been approved by the town and Armando will be asked to give a bid to complete the wall on behalf of the Association. This will be discussed after the annual meeting.

## **VIII. NEW BUSINESS**

- A. Annual Meeting Presentation  
B. Next year's annual meeting will be August 20, 2016.

**IX. NEXT MEETING**

The next Board of Directors meeting will be held on Friday, September 11, 2015 at 4:00 pm at the home of Jay Pansing.

**X. ADJORNMENT**

At 9:54 am, the meeting was adjourned temporarily. The Board will reconvene to complete the meeting after the annual HOA meeting was adjourned.

After adjournment of the annual meeting, the Board met briefly to discuss the patio project at 126 Allegra Lane. Board approval will be considered after all information from the Owner is obtained.

The Board also met on site at The Ponds and the following decisions were made:

- A Spruce tree at 137 Allegra had died. It will not be replaced.
- The board discussed asphaltting an area in front of 137 Allegra. This will be further discussed at the next Board meeting.
- The Board agreed to plant some pine trees at the area south of 100 Allegra, along Bald Eagle Road. This is dependent on snow storage and water pressure.

Approved By: \_\_\_\_\_  
Board Member Signature

Date: \_\_\_\_\_