

**THE PONDS AT BLUE RIVER HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
Saturday, August 23, 2014 at 9:00 AM**

**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 Deb Borel and site manager Shane Carr.

**II. OWNER FORUM**

Aside from Board members, there were no Owners present.

**III. APPROVE PREVIOUS MEETING MINUTES**

Dave made a motion to approve the minutes of the July 11, 2014 Board Meeting.  
Maureen seconded and with all in favor, the motion carried.

**IV. FINANCIALS**

The financial report was presented as follows:

July 31, 2014 close financials report:

\$ 12.43 Operating  
\$113,161.10 Reserve  
\$154,804.05 Total 3 CD's - expire 1/16/15

- The Board discussed the areas of variance.
- P & L reports \$18,676.04 under budget in year to date operating expenses.
- All transfers to the Reserve account are current.
- All owners are current in dues.
- Daryl made a motion to transfer the Operating surplus, if any, into Reserves at the fiscal year end. Maureen seconded and the motion carried.
- Dave explained the reason for the Xcel bill increase. Heat tape usage has doubled due to weather. Shane continues to monitor heat tapes. Detail from Xcel will be provided to Dave on Monday.

**V. BOARD MOTIONS VIA EMAIL**

Daryl made a motion to ratify the following motions made via email

- Approval of Waste Management – no glass may be placed in the recycle bins beginning January 1, 2015. SRG will place signs in January.

Maureen seconded and the motion carried.

## **VI. MANAGING AGENTS REPORT**

The following Manager's Report was given:

### Complete Items

- Sent email blast to owners informing them that the exterior of all window coverings must be white, off white or wood.
- Fractional ownership mailer sent out and results tallied.
- Kevin made changes to the Reserve Plan spreadsheet and emailed to Daryl and Dave.
- Trees that were hitting the buildings have been trimmed.
- Currant bush on south side of four corners removed.
- Angel is in process of removing aspen shoots in front beds

### Pending Items

- Hiring of an electrician to confirm that thermostats are working correctly – awaiting bids from two electricians. The Board will discuss this further at a future Board meeting.
- Allegra Lane Entrance Improvements – Shane has spoken to Greenscapes and Ceres and is awaiting information from them. After suggestions from Greenscapes and Ceres have been obtained, SRG will contact Mary Hart for ideas.

### Report items

- Condition of the trees – Jay will meet with contractor to evaluate the trees.
- Timer thermostat system and digital thermostat system for heat tape – Daryl explained how installing thermostats would work at a cost of \$350 per building.
- Inventory of trees that have been removed:
  - Pine tree behind 186 Robin
  - Aspen tree behind 172 Allegra
  - Crabapple tree behind 170 Allegra (Owner requests a Pine be planted) Jay will meet with Bob Kieber regarding tree replacement.
  - Cottonwood in front of 140 Allegra
  - Crabapple in front of 126 Allegra
  - West park aspen tree (being replaced under warranty)

## **VII. OLD BUSINESS**

- A. Robin Drive Lighting – Digging is scheduled to begin on Monday. Irrigation pipe will be placed in case it is needed at a future date. No grass trenching will be necessary. Shane and Deb will work with John Winston to make sure permitting has been done.

## **VIII. NEW BUSINESS**

- A. Next year's annual meeting will be August 22, 2014.

## **IX. EXECUTIVE SESSION**

There was no executive session

**X. NEXT MEETING**

The next Board of Directors meeting will be held on Friday, September 12, 2014 at 4:00 pm at the home of Jay Pansing.

**XI. ADJORNMENT**

At 9:25 am, Daryl made a motion to adjourn. Maureen seconded and the motion carried.

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

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