

**THE PONDS AT BLUE RIVER HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
Friday, August 9, 2019 at 3:00 pm**

**I. CALL TO ORDER**

Jay Pansing called the meeting to order at 3:00 pm.

Board members in attendance were:

Jay Pansing  
Paul Wardlaw  
Debbie Stratton  
Maureen McGuire (via telephone)

A quorum was present.

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

**II. OWNER FORUM**

Notice was posted on the website. The following owners were present:

- Roger Thomas
- Bob and Dotty Kieber
- Mike and Connie Butler
- Alan Stockstead
- Chris and Ross Atwood

Each owner was allowed 3 minutes to express his or her thoughts regarding the asphalt replacement at the north end of the neighborhood. They were all in agreement that the board should approve the replacement of the whole area and not just pieces of it. They also commented that with full replacement, drainage could be improved.

**III. APPROVE PREVIOUS MEETING MINUTES**

Debbie made a motion to approve the minutes of the June 21, 2019 Board Meeting as presented. Maureen seconded, and the motion carried.

**IV. FINANCIALS**

The financial report was presented as follows:

June 30, 2019 close balance sheet reports \$41,054.65 in Operating, \$77,121.12 in liquid reserves and \$153,409.23 in 3 CD's.

June 2019 close P & L vs. budget reports that the Association is \$13,259.38 under budget in operating expenses.

Major areas of expense variance were discussed to include:

- Meeting Expense - \$2,344.28 over budget
- Water and Sewer - \$3,784.14 over budget
- Snow Removal - \$5,177.89 under budget
- Electric - \$7,227.56 over budget
- Grounds and Parking - \$19,994.25 under budget (it was noted that this is under since there have been no landscaping bills received from Greenscapes)

The Board approved the financials as presented.

All Reserve contributions have been made this fiscal year.

All Owners are current with dues.

**V. BOARD MOTIONS VIA EMAIL**

Paul made a motion to ratify the following board actions that have taken place via email since the last meeting:

- A. 6/26/19 – Radon mitigation approval for 107 Allegra Lane
- B. 7/7/19 – Asphalt Repairs at 160's and 170's Allegra Approved (partial)
- C. 7/8/19 – Approval of window replacement at 164 Allegra
- D. 7/11/19 – Denial to send listing letter to owners regarding 170 Allegra condo sale
- E. 8/6/19 – Rules Changes approved for sending to owners (pond storage and bird feeders)

Debbie seconded and the motion carried.

**VI. MANAGING AGENTS REPORT**

The following Manager's Report was given:

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

- Concrete drain pans replaced where needed
- Crack fill complete
- Stone repairs on the buildings is complete
- Presented Barrett and Sue with flowers
- Work to divert water from building is complete 156 Robin

Pending Items – the following items were reported on as pending:

- Siloam stone replacement is pending
- Light post is in the works.

**VII. OLD BUSINESS**

- A. Angler Mountain Ranch (AMR) Letter Update – AMR backed out of their agreement to pay \$150 per month towards the maintenance of the entrance. They will remove their sign. Jay will attend their board meeting on August 21, 2019.
- B. Light Pole Update – Installation is in process. The insurance company of the trucking company that knocked the pole down will be responsible for payment of the invoices.
- C. Status of Approved Asphalt Repairs – In light of comments from the owners that were present regarding the asphalt repairs, Paul made a motion to reconsider previous action, and complete all the asphalt work. There was no second, and the motion died. Bob Kieber asked that he be copied on all emails between board members regarding this subject. Jay agreed that Bob would be copied.
- D. Possible Settling Issues – Discussed above
- E. Ice – This will be discussed at the next meeting. Vince has asked for a gutter drainage system to fix the ice issue. Armando will be asked if he can do it.

**VIII. NEW BUSINESS**

- A. Adoption of Rules with Changes regarding Birdfeeders and Ponds Storage – Debbie made a motion to adopt the rules as presented. Paul seconded and the motion carried.
- B. Mowing, Bushes and Planter email from owner – The board reviewed an email from an owner at 133 Allegra regarding three items detailed below:
  - i. Mowing – This owner would like the mowing to occur more often than every other week. Next year's mowing contract will include that the lawn will be mowed weekly during the high growing season, then every two weeks when the grass is not growing as quickly.
  - ii. Bushes – Bushes that are dead or dying by 133 Allegra will be replaced with Aster or Chokecherry.
  - iii. Planters – owners are welcome to plant things in their planter. An approved list of plants may be found on the website.
- C. Gutter Clean Out – The gutters need to be cleaned. They will be done in the fall.
- D. RV Request – An owner in the neighborhood would like the RV parking rule to be changed to allow up to 35 foot RV's and for a 72-hour time period. Maureen reminded to the board that the reason the smaller size was chosen due to the access. This will be tabled until the next meeting. In the meantime, the board will review plat to determine what the area on Robin Drive south of the dumpster enclosure is.
- E. Concrete Repair – 144 Robin concrete will not be repaired at this time.
- F. Seeding of Ditches – To seed ditches on the south end, it will cost \$3,000, from Bald Eagle to the pocket parks on both east and west sides of Allegra. This will be voted on via email.
- G. 2019 Annual Meeting Packet – The annual meeting packet was approved by the board.

**IX. NEXT MEETING**

If necessary, the next Board of Directors meeting will be held on Friday, September 20, 2019 at 4:00 pm.

**X. ADJORNMENT**

At 4:13 pm, Paul made a motion to adjourn. Maureen seconded, and the motion carried.

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Approved by:

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Date: