

**THE PONDS AT BLUE RIVER HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
February 27, 2009**

The Ponds at Blue River Homeowners Association (HOA) Board of Directors met on February 27, 2009, at the Wilderrest Commercial Center. Directors Robert Kieber, Jay Pansing, Dave Raymond and Pepper Leavine were present. Dallas Knudson teleconferenced in at 3:25 p.m. Also in attendance were owners' Ann Brewster, Janet Humphrey, Bernice Nissen, and Mr. and Mrs. Loren Steinbrink. Barb Walter and Roxy Hall represented Wilderrest Property Management (WPM), along with Daniel Vlcek, Off Mountain Director and Paco, Property Manager. President Kieber called the meeting to order at 3:02 p.m.

APPROVAL OF MINUTES

RESOLUTION: Upon motion made by Mr. Leavine, duly seconded by Mr. Raymond, and passed unanimously, the minutes from the Board meeting on September 30, 2008, were approved as written.

FINANCIAL REPORT

- The Resolution to move the Construction Account into the Reserve Fund Account was so resolved by a unanimous vote.
- Jay Pansing questioned the overages in the Ground and Parking Maintenance. The overages were due to \$4000 in asphalt sealing, \$1495 in drainage repair and Neils Lunceford Maintenance for the winter season. Overage explanation was satisfactory to all.

HOA VIOLATION

- The summons for 150 Robin referring to the swing on the porch was expunged by the Board
- The Board also expunged the summons for 150 Robin referring to the paddle boat stored by the pond. Note: The Board recognized that some of the original land surrounding the pond is not the HOA's jurisdiction and hence The Board refuses to rule on property outside of the community.

CONSTRUCTION UPDATE

- Bird Cage Repair Update: RE used a narrower, glued strip to repair the birdcages. This proved ineffectual as they found the glue was compromised. RE has entered 82 units to staple the repairs for a permanent solution. Ann Brewster questioned if RE had stapled her unit and will check on the repair and report back to the Board.
- The Board denied 114 Robin Reimbursement. This cost is considered normal maintenance within the unit and owner is therefore responsible.
- 174 Robin Repair Cost Reimbursement was agreed to by the Board.
- The Board has denied the Comcast Hi-Speed Internet proposal.
- The Board denied Exterior Modification to 115 Allegra regarding the installation of an exterior awning. The Board feels the enormity of impact upon the community at large is not something they are prepared to act upon at this time.
- 166 Allegra; repair cost was agreed to by the Board.

LANDSCAPING

- The Concrete Frost Heave noted for 3 interior patios on Allegra's West Side may be under the warranty RE Construction and may need to be removed and re-poured lower so that the draining will be correct. The concrete saw used to cut grooves for drainage in the patios has been unsuccessful. Pepper Leavine wants to ensure that the assessment for this problem is done at this time of year so that the drainage is addressed accurately. Bob Kieber will photo document the heaving.

LANDSCAPING CON'T.

- Dave Raymond reported Scott Downing of Columbine Concrete states there are 3 ways to approach the repair of the sidewalk upheavals. (Scott will give bids if requested).
 - 1) Excavate, place Blue Board in area and compact with new soil
 - 2) Place Geo forms in ground to stabilize soil
 - 3) Put in compactable material for stabilization.
- The 2009 and 2010 Lunceford Maintenance proposals have been tabled until more detail can be obtained from Lunceford. A reduction in pricing will be negotiated at the same time.
- Owner Planting Regulations have been tabled until the 1st modification introduced last fall can be reviewed.

OTHER MATTERS

- The Window Replacement request for 114 Robin has been taken under advisement. Jay Pansing will head a committee to review the specs and all of the details of the Anderson Product. This request may become the precedent for future specification regulations concerning window replacements for The Ponds at Blue River. Any installation of windows must include the liability to the Homeowner for any damage to the common building during said installation.

NEXT MEETING DATE

The next meeting will be on March 27, 2009 at 3p.m.

ADJOURNMENT

Upon motion made and duly seconded, the meeting adjourned at 5:25 p.m.