

## **Ponds HOA Board Meeting Minutes February 12, 2010**

**Attending: Bob Kieber, Maureen McGuire, Jay Pansing, Judy Massiglia and Dave Raymond**

- 1. Minutes of the January 9, 2010 meeting were read and approved. Correction noted that Maureen McGuire motioned to adjourn the meeting, not Kieber.**
- 2. Treasurer's report was given by Raymond. Reserve interest at Grand Mountain Bank, Kremmling, is 2.25%.**
- 3. Furnace vent project. Attorney Mark Thompson received a response from PIE's attorney. PIE wants to be released from liability on the vent fix only since RE's planned fix has been designed by another engineer. Mark will give the HOA Board a reply within a week.**
- 4. Roof drainage. Extended downspouts were installed at several middle units.**
- 5. Heat tapes at 172-174 Robin. Turner/Morris repaired broken wiring. Appear to be working now.**
- 6. No motions via email since the last meeting to be approved.**
- 7. Landscaping. Ann Brewster asked that irrigation for sapling evergreen trees planted on the west Robin berm be considered for the next season. The Board will look at that closer to growing season.**

**Landscaping maintenance proposals have been sent to 5 local companies. Several have contacted Kieber for further information. All recommended we aerate, overseed and fertilize in the spring.**

**Replacement of flowers, bushes and trees that have died over the winter was discussed. Raymond suggested we should insure that all flower beds have the number of flowers designed for each planting bed.**
- 8. ENPHA awarded the Ponds HOA a grant of \$2000.00 which is to be used to purchase additional playground equipment.**
- 9. Replat of Ponds. TOS will vacate #3 and #4 easements which were temporary during reconstruction. The well easement at 180Robin will be reduced. TOS will not vacate the easement at the northeast corner at the bike path at 166Allegra nor the east**

- pocket park easement west of the bike path.  
Kieber will consult with TOS engineer Gietzen and may appear at the TOS Council meeting to finalize easement agreements. TOS did place the bike path at the south end on Ponds property so there may be some negotiation ability to work out an agreement on the other easements in question.
10. **Water turn-off in Ponds units.** Notices were sent to all owners that water would be turned off in all unoccupied units where access is granted by owners. Printed notices were also left on kitchen counters in each unit. Responses from owners have been favorable.
  11. **Interior unit furnace filters.** An email notice went out to owners of interior units regarding proper installation of furnace filters. Interior unit furnaces have accommodation for two filters...one inside the furnace which is cleanable and one at the return air intake. If a filter is installed in the furnace, another filter at the return air intake is NOT required. A light replaceable fiberglass filter MAY also be installed if the owner prefers. Not the heavy padded type which can restrict too much air and cause damage to the furnace.  
No response from owners on this issue.
  12. **Update Email addresses.** An email will be sent to all owners who have listed their email addresses with WPM to update and add additional owners/interested parties email addresses. To those owners who have not listed their email addresses, a letter will be sent via USPS to request the same information.
  13. **190 Robin trees.** A meeting will be arranged between the owner, Kieber and Raymond and an arborist to make a final decision on removal and trimming of trees as requested by the owner.

**Motion to adjourn by McGuire. Second by Pansing. Meeting adjourned at 5:15PM.**