

**THE PONDS AT BLUE RIVER HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**Friday, April 12, 2013 at 4:00 PM**  
116 Allegra Lane

**I. CALL TO ORDER**

Jay Pansing called the meeting to order at 4:04 pm.

Board members in attendance were:

Jay Pansing  
Dave Raymond  
Daryl Roepke  
Maureen McGuire

A quorum was present.

Representing Summit Resort Group was Deb Borel, Peter Schutz and site manager Shane Carr.

**II. APPROVE PREVIOUS MEETING MINUTES**

Maureen made a motion to approve the minutes of the February 8, 2013 Board Meeting. Daryl seconded and with all in favor, the motion carried.

**III. FINANCIALS**

The financial report was presented as follows:

March 31, 2013 close financials report:

\$37,203.67	Operating
\$75,477.09	Reserve
\$50,706.48	In each of the 3 CD's - expire 1/16/15

P & L reports \$19,125.93 under budget in operating expenses year to date.

Insurance cost is \$2,000 less than the budgeted amount. Dave explained the insurance and how it is paid.

Another item that he watches is electricity. Electric meters will be turned off on May 1, 2013. Deb will complete the forms and get them to Jay for signatures.

Snow removal is \$823 over budget. Jay asked if the snow removal budget needed to be increased for next year, but Dave does not think it will be necessary.

**IV. OWNER FORUM**

No owners, other than board members, were present.

**V. BOARD MOTIONS VIA EMAIL**

- HOA Insurance Renewal – Maureen made a motion to ratify the HOA Insurance renewal. Daryl seconded and the motion carried.

## **VI. MANAGING AGENTS REPORT**

The following Manager's Report was given:

### Complete items

- Entry sign leveled
- Newsletter sent to owners

### Report items

- Flaking gold – photos were emailed to Roger at House of Signs – SRG will make sure that Roger fixes the problem and replace the gold on the sign.
- Security Check – the following four units are not occupied full time and do not receive security checks:
  - 162 Robin
  - 107 Allegra
  - 112 Allegra
  - 135 Allegra
  - Maureen purchased the thermostat and the app is on her phone. It is working well.
  - All four of the above owners will be contacted and let them know that the board recommends have the security checks performed.
- 166 Robin signed hot tub waiver
- Violations
  - Dog poop and off leash violation warning notices sent to owners of 100 Allegra and 114 Allegra. 100 Allegra was not in compliance and another violation occurred, which resulted in a fine.
  - Parking violation – 152 Allegra has a renter with a vehicle that had commercial advertisement on the side. Owners had been previously warned and this violation resulted in a fine.
- Comcast
  - Base rate increase from \$1,908.98 per month to \$1,982.91 per month (3.8%)
  - Total monthly expense including tax is \$2,069.75
  - \$2,164 per month is budgeted March through the end of the fiscal year.

## **VII. OLD BUSINESS**

- A. Allegra Lane Lights – Board reviewed the information on the Allegra Lane lighting project. Maureen discussed the bids with the board. SRG will get references from Wired Electrical Solutions. SRG will also ask Wired Electrical Solutions if the materials cost includes shipping.
- a. The board will walk the complex with Maureen after this meeting so they will know what the lighting plan is.
  - b. Board will review packets and get back to Deb with questions to pass along to the contractor.
  - c. SRG will confirm that the materials are exactly what Maureen had bid.
  - d. Town Standards page number 4-6-44. SRG will check into this and will let the town aware that the lights that will be installed are streetlights, not decorative ones. There is a 100-watt maximum bulbs per county guidelines – SRG will determine exactly what that means.

- e. Dave will talk to Xcel and will report to the board. He will let them know the area that they are trying to light and the distance from ground.
- B. Return Air Investigation – Daryl explained how the furnaces in each unit work. He will send SRG the instruction manual for the furnaces. When the furnace goes into second stage, the return air needs to be increased. Daryl suggested increasing the first stage from 10 to 15 minutes, then prolong the cool down time. Daryl will ask Trane if that would prolong the life of the furnaces and report to the board. In the next newsletter, board will recommend that owners change or clean their filter regularly.
- C. Reserve Study Analysis – Board reviewed the preliminary Reserve Study Analysis and made the following comments:
  - a. SRG will notify Steve Bennington that there are discrepancies.
  - b. Board will provide comments to SRG and they will be compiled for Steve.
  - c. Jay would like to speak to Steve Bennington after comments are made.

#### **VIII. NEW BUSINESS**

- A. Landscaping – board reviewed the bids for 2013 landscaping. Maureen made a motion to hire Greenscapes for the 2013 landscape maintenance. Dave seconded and the motion carried. Angel will be given a raise to \$13.50 per hour. She is a pleasure to work with. SRG will compare Ascent prices with last year's prices and report to the board.
- B. Property Management Agreement – The term of the proposed agreement will be from May 1, 2013 to April 30, 2016. Board reviewed the fee structure. Jay had not had an opportunity to read the proposed agreement. Maureen made a motion to continue the property management with SRG at the proposed fee structure after Jay has had time to read it and approves. Dave seconded and the motion carried.
- C. Voles – Board approved to hire Orkin for the monthly maintenance for the summer of 2013.
- D. Downspout at 104 Allegra place will be lengthened. Shane will also check to see if others need to be lengthened. Shane will give the board assessment of the downspouts in flowerbeds.
- E. Christmas lights – Daryl and Dave will remove the Christmas lights.

#### **IX. EXECUTIVE SESSION**

- A. There was no executive session

#### **X. NEXT MEETING**

- A. The next Board of Directors meeting will be held on Friday, May 10, 2013 at 4:00 pm.

#### **XI. ADJORNMENT**

At 6:00 pm, the meeting adjourned.

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

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