

**THE PONDS AT BLUE RIVER HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Friday, April 13, 2012 at 4:00 PM
170 Allegra Lane**

1. CALL TO ORDER

Bob Kieber called the meeting to order at 3:55 pm.

Board members in attendance were:

Bob Kieber
Jay Pansing
Dave Raymond
Joanna Hopkins

A quorum was present.

Representing Summit Resort Group were Peter Schutz, Kevin Lovett, Deb Borel and site manager Shane Carr.

2. APPROVE PREVIOUS MEETING MINUTES

Jay made a motion to approve the minutes of the March 9, 2012 Board Meeting.
Joanna seconded and with all in favor, the motion carried.

3. FINANCIAL REPORT

The financial report was presented as follows:

March 31, 2012 close financials report:

\$54,211.87 Operating

\$113,274.31 Reserve

\$50,106.14 in each of the 3 CD's - expire 1/16/15,

- ☐ P & L reports \$33,973.50 under budget in operating expenses.
- ☐ A/R-all current
- ☐ Slight increase in cable was projected and is in the 2012 budget
- ☐ Peter will look into the late payment of bills

4. BOARD MOTIONS VIA EMAIL

- ☐ Insurance-Dave made a motion to approve the renewal of Farmers Insurance policy for 2012-2013. Jay seconded and with all in favor, the motion carried.

5. MANAGING AGENTS REPORT

Complete Items

- ☐ 103 Allegra Pedestal light repair (knocked over)
- ☐ 110/112 Allegra Heat tape has been repaired
 - ☐ SRG will call Xcel Energy regarding cost savings to lock electric meters for the summer.

Report Item

- ❑ Gutter/ diverter install option over garages "short roof"; 42 sections (2 per building)
 - Sample Diverter installed 116 Allegra, \$50 each –
 - Sample "connecting" Gutter was installed at 172 Robin for \$125.
 - The gutter install is the preferred fix
 - Shane will get a list of units on which gutter install is necessary.
 - SRG will obtain bids to have the gutters installed, and motion will be done via email
 - Gutter clean-Board decision to have gutters cleaned with power washer by Nevicosi for \$1,600. Will re-evaluate in the fall to see if cleaning is necessary again for any of the gutters.
- ❑ Paint-Board reviewed paint bids for the entire complex and individual areas of the complex.
 - South and southwest sides of buildings (dark trim) chipping badly
 - Doors and trim necessary on all buildings
 - SRG and Bob will walk the complex next week to determine what painting is necessary for 2012.
 - Peak to Peak and Sunshine will re-bid specific items for presentation to board.
- ❑ Asphalt-SRG will confirm that Jet Black does not spray for seal coat, but squeegee.
 - Jay made a motion to have Jet Black crack seal, seal coat and restripe complex for \$15,050. Dave seconded and with all in favor, the motion carried.
 - Advance notice will be sent to owners.
 - SRG will talk to Jet Black about crack sealing while ground is still cold and cracks are bigger. Would it be better to crack seal now and seal coat later, or would that make asphalt buckle?
- ❑ Tree Spraying will be done next week by Ascent Tree Services. Will begin root feeding and insecticide within two weeks.
- ❑ Landscaping to be done this year by Tate Enterprises. Have started already. Tate will contact Premier about fixing sprinkler heads. Tate will do for \$20 per head and bill Premier.
- ❑ Drainage at 166 Robin and 110/112 Allegra-Rocks will be moved for better grade.
- ❑ Website passwords-Board discussed changing password to the Ponds section of the website to prohibit Realtors from accessing the information that is not necessary for them to access. Bob and Deb will come up with a plan and email owners.

7. LANDSCAPING

- ❑ Angler Mountain Agreement-still in the works
- ❑ Joanna Hopkins is on the Eagles Nest Board of Directors

8. OTHER MATTERS

- ☐ Eagles Nest grant application has been approved
- ☐ Allegra Lane Pole Lights-
 - ☐ Board will look at lights throughout Dillon for ideas.
 - ☐ Peter will get manufacturer name and numbers for lights around the Dam Road circle in Dillon.
- ☐ 2012 Maintenance Projects-Dave has a list. If any board member wants to add to the list, contact Dave. Will set up major maintenance review and budget review meeting.
- ☐ Parking
 - ☐ Jay and Bob will meet to discuss possible options.

9. EXECUTIVE SESSION

- ☐ There were no executive session items to discuss.

10. NEXT MEETING

- ☐ The next Board of Directors meeting will be held May 11, 2012 at 4:00 pm.

11. ANNUAL MEETING

- ☐ Date-August 18, 2012
- ☐ Location-Silverthorne Elementary
- ☐ Time-Board meeting at 9:00 am/annual meeting to follow at 10:00 am
- ☐ Picnic at 1:00 pm at pocket park on Allegra Lane
- ☐ Tents and Events will set up on Friday and break down on the following Monday
- ☐ Food Hedz will cater

11. ADJORNMENT

- ☐ At 5:20 pm, Dave moved to adjourn; Joanna seconded and the motion carried.

Approved By: _____

Board Member Signature

Date: _____