

**THE PONDS AT BLUE RIVER HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Friday, April 8, 2011 at 4:00 PM
170 Allegra Lane**

1. CALL TO ORDER

President, Bob Kieber, called the meeting to order at 4:00 pm.

Board members in attendance were:

Bob Kieber
Dave Raymond
Jay Pansing
Maureen McGuire
Judy Massiglia

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

2. APPROVE PREVIOUS MEETING MINUTES

Judy made a motion to approve the minutes of the March 11, 2011 Board Meeting.
Dave seconded and with all in favor, the motion carried.

3. FINANCIAL REPORT

The financial report was presented as follows:

March 31, 2011 close financials:

\$68,201.23 in the operating account
\$129,305.22 in the Alpine Reserve account
\$25,219.77 in each of 4 CD's
\$50 Co State Checking (note, this account has been closed)

P & L reports \$35,705.80 under budget in operating expenses.

4. BOARD MOTIONS VIA EMAIL

☐ None

5. MANAGING AGENTS REPORT

Managers Report

- ☐ Heat Tape – off
- ☐ Dumpster door bolts – \$85 to have all dumpster door bolts ground down
- ☐ Electric meter – XCEL Reports:
 - Deb reported that there would be a substantial cost savings to the HOA if heat tape electric meters were turned off when not in use. The board unanimously was in favor of having SRG call Xcel Energy to have those 21 meters turned off and back on when needed.

- ❑ Insurance Renewal - The 2011-12 Farmers/ SRG blanket association insurance policy renewal premium for Ponds at Blue River is \$18,002; a 5.8% increase over the 2010-11 premium of 17,010. We have worked with Lockton and Neil –Garring Insurance agencies (quoting carriers such as CAU, Travelers and Firemans Fund) and they state that they just can not compete with the established Farmers/ SRG blanket policy. There is no change to coverage. We are seeing signs of the hardening insurance market; industry standard premium increase have been between 5% and 7% (some as high as 20%, if claims history is poor).
- ❑ 117/115/111 Allegra Insulation Work – Jay made a motion to have Reconstruction Experts to insulate pipes in these three units for \$1,100. Maureen seconded and the motion carried.
- ❑ Spring 2011 Projects
 - Stone reattach
 - Soffit panel tighten, 102 A
 - Light post and entrance sign structure power wash/ stain
 - 176 Robin-repaint birdcage
 - Fake shutters need to be painted on some units.
 - Hot tub painting/staining-as snow melts, will send notice to homeowners who need to touch up the paint/stain on their hot tubs.
- ❑ Insurance Claim Deductible Resolution – Board will review
- ❑ Landscaping – discussed proposals from VIC Landscaping and Greenscapes. Next week, Kevin will set up an on site meeting with each company to detail needs. Board will review and come up with recommendations.
- ❑ Painting – garage door and trim staining:
 - Kevin will set up onsite meeting with Proff Paint and Peak 2 Peak Painting to fine tune the painting project and notify board via email.
 - Maureen will look at paint specifications before final product decision is made.
 - Kevin will check to see if there is UV protection in the paint.
 - Screw bottom boards to tighten on bottom of garage door, if needed
 - SRG and board members will evaluate south sides of buildings for stain needs.

8. LANDSCAPING

- ❑ Snowplow contractor will be asked to repair damage to landscaping from plowing.
- ❑ Landscaping committee members are Bette Schlie, Janet Humphrey and Judy Massiglia.
- ❑ Discussed asking the Town of Silverthorne to release landscaping money owed from Developers Bond for use on curb and gutter.
- ❑ Maureen made a motion to hire Roger Cox at House of Signs for the design of the Entrance sign. Jay seconded and the motion carried. Dave will be the point of contact.
- ❑ Will hire temporary workers as necessary to help with landscaping.

9. OTHER MATTERS

- ☐ Insurance Claims and Deductibles Resolution-tabled until hear back from attorney, Mark Richmond.
- ☐ 2011-2011 SRG Contract Renewal-SRG will send the renewal proposal to Bob for review.
- ☐ Association Re-platting-Jay will call Mark Richmond to discuss specifics.
- ☐ 2011 Annual Meeting- August 20, 2011

10. EXECUTIVE SESSION

None

11. ADDITIONAL INFORMATION

None

12. NEXT MEETING

The next Board of Directors meeting will be held May 13, 2011 at 4:00 pm at 170 Allegra Lane.

13. ADJORNMENT

At 5:45 pm, Maureen moved to adjourn; Jay seconded and the motion carried.

Approved By: _____
Board Member Signature

Date: _____