

**THE PONDS AT BLUE RIVER HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**Friday, December 14, 2012 at 4:00 PM**  
104 Allegra Lane

**I. CALL TO ORDER**

Jay Pansing called the meeting to order at 4:00 pm.

Board members in attendance were:

Jay Pansing  
Dave Raymond  
Joanna Hopkins  
Daryl Roepke  
Maureen McGuire

A quorum was present.

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

**II. APPROVE PREVIOUS MEETING MINUTES**

Maureen made a motion to approve the minutes of the November 16, 2012 Board Meeting. Joanne seconded and with all in favor, the motion carried.

**III. FINANCIALS**

The financial report was presented as follows:

November 30, 2012 close financials report:

- \$26,056.03 in Operating
- \$57,709.13 in Reserve
- \$50,536.53 in each of the 3 CD's - expire 1/16/15

P & L reports \$9,698.99 under budget in operating expenses.

A/R – The Accounts receivable list was reviewed

- Paz De Araujo-paid through October but still owes for November and December – he plans to begin ACH withdrawal for dues.

Grounds and Parking expense follow up for October:

- \$311.13-Urban Lights
- \$256.60-Alpine Gardens

**IV. OWNER FORUM**

No owners except board members were present.

## **V. BOARD MOTIONS VIA EMAIL**

- None

## **VI. MANAGING AGENTS REPORT**

The following Manager's Report was given:

### Complete

- Christmas lights hung

### Pending

- Entrance Sign Lights
  - Discussed ideas for making the light not bleed over the top of the sign. Solution that was tried did not work.
  - SRG will hire Alpine Craftsman to put two boards up above the sign to block light from either side. Signs will be left where they are and wood added above to match current sign.
  - Cost will be applied to grant
  - SRG will provide invoice to Jay to submit to Eagles Nest
  - Framework (metal band) is coming loose and one of the letters is loose. SRG will call Roger about repairing.
- 166 Robin Hot Tub
  - Used a flat compactor plate throughout the area using existing granular soil.
  - Used 5000 psi concrete.
  - Drilled 1/2 inch rebar in four places into the existing concrete slab and tied it into the new pour.
  - If anything happens in the first 5 years, the owners will replace/repair the damage.
  - SRG will draft something and will send to Jay for approval.
  - SRG will change owners on the hot tub report

### Report Items

- HB 1237 - records inspection policy. HB 1237 removes the requirement for owners to state "proper purpose" when requesting association documents. The records inspection policy has been revised accordingly.
- Owners will be mailed surveys next week
- Joanne moved to approve the new records inspection policy. Jay seconded and with all in favor, the motion carried.

## **VII. OLD BUSINESS**

### **A. Allegra Lane Lights**

- i. Maureen presented information on the Allegra Lane lights.
- ii. Board will walk property in the springtime for better understanding.
- iii. SRG will write up RFP for project and get to Maureen for approval
- iv. SRG will talk to TOS to ask about directional lenses
- v. Dave will measure trash truck to see how tall they are. Waste Management should be responsible if damage to lights occurs.

### **B. Parking Rules – tabled until next meeting.**

- C. 166 Robin update-reported above
- D. Eagles Nest Grant Application –
  - i. Eagles Nest approved \$6,000 sub association grant in their 2013 budget
  - ii. Expecting formal request in the next couple of weeks
  - iii. Maureen will get color packet for grant application for the lights on Allegra Lane
  - iv. Dave and Jay will work on packet for submission
- E. Return Air Investigation -Mech Tech's bid for analysis is \$175. Jay and Daryl will talk to him before he is hired. SRG will set up a site meeting with Mech Tech. SRG will confirm that Mark from Mech Tech is mechanical engineer.

#### **VIII. EXECUTIVE SESSION**

- A. There was no executive session

#### **IX. NEW BUSINESS**

- A. Reserve analysis in January
  - i. Reserve Study – Daryl recommended hiring a professional company to do the reserve study.
  - ii. Daryl will share an example of one with the board. SRG will email a sample to the board.
  - iii. Deb will send out current reserve study, and two samples of professional Reserve Studies.
- B. Recycling containers – are full after only two days. Waste Management only picks up once a week. Option is to replace one of the dumpsters for a recycle dumpster. SRG will see if another tote can be added and if it can, another one will be ordered.
  - i. In next newsletter, a reminder will be added to use the recycle bin closest to your house.
- C. Welcome packet is up to date

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

- ☐ The next Board of Directors meeting will be held on Friday January 11, 2013 at 4:00 pm.

#### **11. ADJORNMENT**

- ☐ At 5:19 pm, Jay moved to adjourn; Maureen seconded and the motion carried.

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

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