

**THE PONDS AT BLUE RIVER HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Friday, February 11, 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
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

Jay made a motion to approve the minutes of the January 14, 2011 Board Meeting with changes. Maureen seconded and the motion carried.

3. FINANCIAL REPORT

The financial report was presented as follows:

January 31, 2011 financials report:

\$61,169.50 in the operating account
\$121,691.38 in the Alpine Reserve account
\$100,000 in 4 CD's - \$25,000 each CD
\$50 Co State Checking

Note,

January 31, 2011 P & L reports \$23,093.93 under budget in operating expenses.

A/R

Internet dues 127A has been corrected and caught up

Internet dues 144A has been corrected by owner; catch up payments expected

4. BOARD MOTIONS VIA EMAIL

- ☐ None

5. MANAGING AGENTS REPORT

Managers Report

- ☐ 190 Squirrel Removal / Soffit repair – complete
- ☐ 156A – photocell for exterior front lights has been replaced.
- ☐ Freeze report / Infrared Camera – the following units have had freeze ups this winter:
 - o 190 Robin – Froze

- 111 Allegra – jack n jill bathroom
- 117/115 Allegra – toilets in both units and the tub in 117 – froze on 2 occasions this yr. Shane thawed this past freeze up
- 107A – toilet froze (shares wall with 105, similar situation to 115/117. We checked 105 and it actually never froze). 107 is full time resident
- 160A – all bathrooms froze with exception of jack-n-jill (had to call plumber out on this)
- 126A – cold water froze. Issue with boiler (All American Heat came out)
- 184R – bathroom sink froze – Shane thawed
- 182R – master bath toilet Shane thawed
- 131A – garage pipes in ceiling froze. Owner informed SRG after they had been thawed.
- Deb will inform Bob of units that are not on a schedule for security checks.
- Discussed where HOA responsibility stops and homeowner responsibility begins regarding freeze ups. Jay will look into insurance policy to determine responsibility. Board will discuss how to handle at a later time.
- Heat Tape
 - 172 Robin – warranty repair completed by Turner Morris
 - 127 Allegra – heat tape is currently working; SRG will monitor.
- Hot Tub compliance-discussed hot tub insurance coverage.
 - Board decision to have attorney review and advise. Bob will talk to Mark Richmond. Deb will look back to see if past policies were defined as “additional insured”.
 - Deb will correct hot tub specification and send to board for approval. Then the revised document will be placed on website
- Welcome Packet-Thank you to Jay for working to complete the welcome packet. The packet will be delivered to new owners as a way of introduction to the Association, Board and SRG. The packet includes contact information and rules.

8. LANDSCAPING

- Deb will create email to send to homeowners for volunteers to be on the landscaping committee. Will send to Bob for approval.
- Four corners-Town planning has the plan from Mary Hart for preliminary review. Michael Johnson will send Bob a sample license agreement for his review. One license will be sought for the entrance, monument island and four corners.
- Eagles Nest Grant-decision for grant distribution has been postponed.
- Entrance Sign-Board will table this discussion until agreement has been figured out and the area of the sign has been defined.
- 2011 Maintenance-Kevin and Peter presented a landscaping bid to the board for SRG to maintain landscaping for the 2011 season. Board will review.

9. OTHER MATTERS

- Design of Street Lights

- Maureen presented options for design of street lights

10. EXECUTIVE SESSION

None

11. ADDITIONAL INFORMATION

None

12. NEXT MEETING

The next Board of Directors will be March 11, 2011 at 4:00 pm at 170 Allegra Lane.

13. ADJORNMENT

At 5:35 pm, Maureen moved to adjourn; Jay seconded and the motion carried.

Approved By: _____
Board Member Signature

Date: _____