

THE PONDS AT BLUE RIVER HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Friday, February 8, 2013 at 4:00 PM
116 Allegra Lane

I. CALL TO ORDER

Jay Pansing called the meeting to order at 4:05 pm.

Board members in attendance were:

Jay Pansing
Dave Raymond
Daryl Roepke
Maureen McGuire
Johanna Hopkins

A quorum was present.

Representing Summit Resort Group was Kevin Lovett and site manager Shane Carr.

II. APPROVE PREVIOUS MEETING MINUTES

Maureen made a motion to approve the minutes of the January 11, 2013 Board Meeting.
Daryl seconded and with all in favor, the motion carried.

III. FINANCIALS

The financial report was presented as follows:

December 31, 2012 close financials report:

\$37,836.95	Operating
\$62,571.09	Reserve
\$50,595.49	In each of the 3 CD's - expire 1/16/15

P & L reports \$10,319.48 under budget in operating expenses year to date.

A/R – Paz De Araujo has paid in full

Tax return completed, \$0 owed

SRG reported that reserve plan budget figures have been added to the P & L vs. budget report.

IV. OWNER FORUM

No owners except board members were present.

It was noted that units 100 Allegra and 118 Allegra have dogs frequently running off leash and unattended. Owners are not picking up after their pets and one dog is frequently scratching at neighbors front doors. SRG will send violation warning.

V. BOARD MOTIONS VIA EMAIL

There were no Board motions via email.

VI. MANAGING AGENTS REPORT

The following Manager's Report was given:

Complete items

- Entry sign raised - SRG will check and ensure that the top of the sign is parallel to the above structural beam. SRG will also contact House of Signs and let them know that "gold" paint is peeling from the top of letters.
- Parking section in House Rules and Rules and Regulations edited to reflect changes at last meeting and posted on website
- Updated Collection Policy to reflect changes made at last Board meeting; policy was signed and will be posted to the website.

Report items

Freeze ups; the following units experienced freeze ups during the last cold spell:

- 123 Allegra-thawed out main water line into building and insulated pipes. Since this is the "common" main line for building, the HOA is paying this expense.
- 160 Allegra-Premier Plumbing thawed pipes and nothing burst. Individual owner expense.
- 164 Robin and 174 Robin - powder room sink traps froze. Individual owner expenses.

Furnace issues:

- 122 Allegra-Limit switch out in furnace-Gallego Mechanical repaired. Individual owner expense.

Discussion took place with regard to unit checks during periods of "deep freeze". Daryl is in favor of checking all unoccupied units during periods of deep freeze in efforts to prevent freeze ups and major floods. SRG will send list to Board of those owners that currently do not permit SRG to perform security checks on their units. Jay will review the Governing Documents to determine Associations right during periods of deep freeze to enter and inspect units in which owner has officially directed HOA to not enter their unit. Maureen will investigate low temp alarm systems. One option discussed was to give owners the option to either have low temp alarm notification systems installed in their units or allow the HOA (through Management) to check their units during periods of deep freeze. The Board will vote on action at next meeting.

Pending items

- 166 Robin Hot Tub; letter refined and sent to owner.

VII. OLD BUSINESS

- A. Allegra Lane Lights- the Board and Management reviewed the lighting plan submitted to the Town of Silverthorne. Town of Silverthorne requirements were discussed to include max height of light fixtures, right of way and setbacks and the possibility a "photometric study" may be required. The Town of Silverthorne was reported to have been on site earlier in the day reviewing. SRG will check with town and report back to Board.
- B. Return Air Investigation - The Mech Tech report and scope of proposal was discussed; Jay will send SRG revisions to the Mech Tech report. It was reported that the Trane Rep agreed with the Mech Tech report. Daryl reported that he had hired Mech Tech to inspect his "middle" unit. They found that the furnace was only wired to run on "stage 2". Daryl and Mech Tech adjusted the wiring so that the furnace would run only on "stage 1". It was speculated that all units are running only on stage 2 (both middle and end units). There is question as to whether or not the existing thermostats are "smart" thermostats that can run on both stage 1 and stage 2. Daryl will work to investigate further.

- C. Reserve Study Analysis - The Board reviewed reserve study proposals. Upon review, Daryl moved to hire Western Reserve Studies to conduct a reserve study for the Ponds at Blue River; Maureen seconds and the motion passed.

VIII. NEW BUSINESS

- A. 116 Allegra Drainage - Jay reported that the drainage improvement is working very well outside of 116.
- B. Christmas lights - SRG was directed to unplug Christmas lights.
- C. Comcast rate increase - SRG will email the Board information on Comcast rate increase.
- D. Newsletter - SRG will prepare draft newsletter and send to the Board for review.

IX. EXECUTIVE SESSION

- A. There was no executive session

X. NEXT MEETING

- A. The next Board of Directors meeting will be held on Friday, March 8, 2013 at 4:00 pm.

XI. ADJORNMENT

At 5:42 pm, the meeting adjourned.

Approved By: _____
Board Member Signature

Date: _____