

THE PONDS AT BLUE RIVER HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Friday, January 11, 2013 at 4:00 PM
104 Allegra Lane

I. CALL TO ORDER

Jay Pansing called the meeting to order at 4:04 pm.

Board members in attendance were:

Jay Pansing
Dave Raymond
Daryl Roepke
Maureen McGuire

A quorum was present.

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

II. APPROVE PREVIOUS MEETING MINUTES

Dave made a motion to approve the minutes of the December 14, 2012 Board Meeting.

Maureen 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 \$1,496 on December 8, 2012, but check was returned for insufficient funds. As of the date of this meeting, owes \$2,608.00. Another check is on its way. If check is not received by next Friday, a lien will be placed on his unit.
- Jay recommended increase late fee. SRG will change Collection Policy and send it to the board for approval. Maureen made a motion that the late fee increase from \$20 per month to \$50 per month and that a lien be filed after 90 days late. Daryl seconded and with all in favor, the motion carried.

Dave reported that Angler Mountain is making payments of \$50 per month per the entry monument sign agreement. There is also a method for contesting if Angler Mountain so chooses. The amount that they should pay is not in the signed agreement, but it does have a calculation of how the cost is determined. As Angler Mountain is developed, the cost they pay will increase based on the agreement.

Streetlights will be paid out of reserves. It is on the capital plan, but not on the P & L. SRG will update the P & L to reflect capital items.

There will be another working capital contribution from the sale of 136 Robin.

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

- Sent surveys to all homeowners regarding HB1237
- Posted Records Inspection Policy on website
- Recycle tote added to dumpster enclosure by 110 Allegra

Report Items

- Freeze up at 123 Allegra-thawed out main water line into building

Pending

- 166 Robin Hot Tub – Jay will send Deb changes to the letter and it will be sent to the owner.

VII. OLD BUSINESS

A. Allegra Lane Lights

- i. RFP created
- ii. Waste Management truck height is 13'6"
- iii. TOS requires the following per brief discussion with TOS when inquiring about Directional Lenses:
 1. Lighting plan submitted
 2. How bright will the lights be?
 3. Must have fully shielded downcast lenses
 4. The pole must be 10 feet off the street (TOS easement)
 5. The pole must be as many feet off the building as the pole is tall
 6. 15' is height limit
- iv. SRG will talk to the town for clarification on the above requirements. Will also verify with someone in Public Works that the Ponds can put the poles in the right of way. Dave will contact Xcel to let them know what the plan is and ask for recommendations for bulbs. Dave will check with Bill on the right of way. Kevin will put together lighting plan. Board discussed scope of work and materials delivery location. RFP will be reworded to clarify hardware installation.

B. Entrance Sign Light

- i. Alpine Craftsman – Jay met with Chris from Alpine Craftsman and Chris recommended that the sign be raised to within one inch of the top. The only question is whether or not the top of the sign will be lit if it is raised. House of Signs repaired the sign. Board approved the raising of the sign. Shane will repair bolt that is loose.

C. Parking Rules

- i. Jay recommended that the following sentence be removed from the Rules and Regulations "Outdoor parking is limited to not more than one permanent vehicle per Unit, without the prior written consent of the Executive Board." SRG will change the laminated Rules and Regulations before the Annual Meeting. Short-term renters will be treated as occupants. Daryl made a motion to remove the sentence mentioned above. Dave seconded and with all in favor, the motion carried.

D. Eagles Nest Grant Application - \$1,500 check was received from Eagles Nest.

E. Return Air Investigation

- i. Jay, Daryl, Dave, Kevin and Shane met with Mark from Mech Tech on site at The Ponds to discuss return air for the furnace. Currently, the end units return air is sufficient for the furnace running on stage one, but not the second stage. The BTU's needed to heat is 82,000, and the furnaces are currently getting 72,000 BTU's out of stage 1. The current wiring is set up to only run second stage, not the first stage. The first priority is to rewire to allow the first stage to run. This rewiring will include a modification to the fan wiring as well. The lower priority would be to increase the return air. Daryl recommended rewiring 2 end units as a test before doing all of the end units to ensure proper function. Mech Tech will prepare a letter with recommendations and it will be given to Trane for their opinion and review. Dave suggested that if this is an HOA sponsored program, owners should have the option to participate or not.

F. Reserve Analysis

- i. Sample reserve study's sent to Board members.
- ii. SRG will get two bids to have a Reserve Study done. Will also ask for references.

VIII. NEW BUSINESS

- A. Dave will look at the tax return and get back to Kevin next week.
- B. On Robin Drive, the blacktop is width of garage door, not the width of garage. Will address this in the springtime. Dave will contact Columbine for a solution.
- C. Will evaluate landscaping this spring.
- D. Christmas Lights – Lights will be left on until later notice.

IX. EXECUTIVE SESSION

- A. There was no executive session

X. NEXT MEETING

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

XI. ADJORNMENT

At 5:26 pm, Maureen moved to adjourn; Daryl seconded and the motion carried.

Approved By: _____
Board Member Signature

Date: _____