

**THE PONDS AT BLUE RIVER HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
Friday, January 14, 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  
Dave Raymond  
Maureen McGuire  
Judy Massiglia

Representing Summit Resort Group were Kevin Lovett, Peter Schutz, Deb Borel and site manager, Shane Carr. Homeowner, Peter McGuire, was also present.

**2. APPROVE PREVIOUS MEETING MINUTES**

Jay made a motion to approve the minutes of the November 19, 2010 Board Meeting with changes. Judy seconded and the motion carried.

**3. FINANCIAL REPORT**

The financial report was presented as follows:

December 31, 2010 close financials report:

\$66,112.26 in the operating account  
\$115,909.13 in the Alpine Reserve account  
\$100,000 in 4 CD's  
\$50 Co State Checking

- ☐ Big expenditures include snow removal and electric-Shane is monitoring and turning on heat tape as needed.
- ☐ Sidewalks are being shoveled in timely manner. Thanks for SRG team for that.

Note,

December 31, 2010 P & L reports \$14,249 under budget in operating expenses.

**Tax Return**

Tax return has been prepared by Stuhr and Associates. No monies owed.

In addition to the motion made to move the 2009-10 fiscal year operating surplus to reserves, we are to complete the Resolution. Kevin will call Brad (CPA) regarding necessity of homeowner approval. Dave made a motion to approve the resolution as presented. Maureen seconded and with all in favor, the motion carried.

**A/R**

Concern of 127A and 144A not paying the \$22 Internet –SRG will call these two homeowners and remind them that they owe the added amount. No fee will be assessed if paid in full.

**4. BOARD MOTIONS VIA EMAIL**

- ❑ None

**5. MANAGING AGENTS REPORT**

- ❑ Freeze Ups-
  - Kevin and Shane looked at outside of 115 and 117 Allegra. Tom Hine, from Reconstruction Experts, will take a look next week. Kevin will find out if he has infra-red camera.
  - 190 Robin-freeze-Tom will look at it.
  - Dave Raymond jack and jill bathroom sink froze. Tom Hine will take a look at that when he is at the Ponds next week.
- ❑ 190 Robin-Squirrel in attic. Trap has been set in attic. When squirrel has been captured, it will be relocated and hole will be sealed.
- ❑ 172 Robin-heat tape- Tom Hine will look at it next week. Electrician will test it first.
- ❑ HB 10-1278-SRG is keeping the Ponds in compliance by registering the Ponds with the Colorado Division of Real Estate, per new house bill.
- ❑ Shane has distributed laminated Rules and Regulation to all units in which he performs security checks.
- ❑ Hot Tub Compliance
  - All hot tubs are have proper permits
  - Nine are not insured properly
    - Strong Insurance is in the process of trying to change their policies to include “additional insured” instead of “additional interest”.
    - Have not heard from others regarding proper wording
    - BOD requested we get a letter from Bob Strong stating the difference between additional interest and additional insured and ramifications of being additional interest.
- ❑ New Owner Packet
  - Jay will write welcome letter
  - Will include welcome letter, board list, website notice and house rules.
- ❑ SRG will make sure all new homeowners have filled out appropriate paperwork regarding security checks.

**8. LANDSCAPING**

- ❑ Judy Massiglia will continue as chair
- ❑ Janet Humphrey and Bette Schlie have asked to remain on committee
- ❑ Will incorporate four corners in with sign plan
- ❑ Will work license agreement for signs at the entrance into license with islands
- ❑ Grant for signage from Eagles Nest. Should know something by February meeting.

- ❑ Board members are asked to start looking at signs around the county.  
Discussed three options with prices ranging from \$7,000 to \$12,000.

**9. OTHER MATTERS**

- ❑ Hiring of new attorney-Maureen made a motion to hire Mark Richmond as the new association attorney. Dave seconded and with all in favor, the motion carried.
- ❑ Design of Street Lights
  - Maureen presented options for design of street lights
  - Maureen will obtain bids for this, including Signature Stone.

**10. EXECUTIVE SESSION**

None

**11. ADDITIONAL INFORMATION**

None

**12. NEXT MEETING**

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

**13. ADJORNMENT**

At 5:15 pm, Jay moved to adjourn; Maureen seconded and the motion carried.

Approved By: \_\_\_\_\_

Board Member Signature

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