

THE PONDS AT BLUE RIVER HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Friday, June 10, 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
Maureen McGuire
Jay Pansing
Judy Massiglia

A quorum was present. Dave Raymond was not present.

Homeowner, Daryl Roepke was also present.

Representing Summit Resort Group were Peter Schutz, Deb Borel and site manager, Shane Carr.

2. APPROVE PREVIOUS MEETING MINUTES

Maureen made a motion to approve the minutes of the May 13, 2011 Board Meeting. Judy seconded and with all in favor, the motion carried.

3 FINANCIAL REPORT

The financial report was presented as follows:

May 31, 2011 close financials report:

\$ 52,213.04 in the operating account

\$136,268.87 in the Alpine Reserve account

\$ 25,219.77 in each of 4 CD's (total is \$100,879.08)

P & L reports \$49,184.39 under budget in operating expenses.

4. BOARD MOTIONS VIA EMAIL

- ☐ Maureen made a motion to contract VIC Landscaping to provide landscaping work for the 4 corners, in the amount of \$41,703.00. Judy seconded and the motion carried.

5. MANAGING AGENTS REPORT

Managers Report

- ☐ Stone reattach – underway
- ☐ Hot tub painting inventory –taken and letters sent
 - Two Allegra and one Robin home have hot tubs unlocked. Shane will follow up with Deb with house numbers and they will be called.
- ☐ 190 Robin
 - Tree removal – complete
 - Gutter clean out – complete
- ☐ Light post and entrance sign structure power wash/ stain – complete

- ❑ Concrete bids – 3 new walkways to dumpsters – When all three bids are in, SRG will contract with the least expensive bid and have work done.
- ❑ Landscaping – Irrigation system activated
- ❑ Garage door rubber/ trim repairs
- ❑ Bid from Gore Range Garage Door
 - Bid per section
 - \$37.93 – cost for 1 side rubber / trim piece replace
 - \$75.86 – cost for 2 side rubber/ trim piece replace
 - Association will pay for rubber/trim piece replacement.
 - SRG will contact homeowners with timeline and recommendations for garage door repair, if needed.
- ❑ Garage door / painting plan, timing
 - June 18th - Email to all owners informing them of painting project and schedule
 - July 5th – all repair responses due – tell Gore Range Garage door who wants to fix, do repairs.
 - July 15th – painting project begins
- ❑ Possible concern item on garage door repairs
 - The rubber/ trim piece has “ripped” for a reason; some door hinges out of alignment which causes the damage to the piece; we replace piece, but not fix door and piece rips again. Solved by disclaimer in mailer. SRG will send mailer to homeowners with recommendations for garage door repair.
- ❑ Site items from June 2011 walk through – board reviewed list and Bob will talk to Tom Hine, Reconstruction Experts, next week regarding most of those items.
- ❑ Asphalt bids – presented seal coat and crack seal bids. Jet Black will be contracted for the crack seal at a cost of \$1,750. SRG will email Bob the contract for signature.

6. OWNER PRESENTATION

- ❑ Homeowner Daryl Roepke presented details on Fox Crossing. The following are board concerns regarding project. Daryl will write letter to Eagles Nest HOA with Ponds concerns.
 - Density
 - Traffic
 - Access
 - Utilities
 - Set Backs
 - Playground use
 - Elevations
 - Topo-Daryl has requested from developer
 - Fill

7. LANDSCAPING

- Judy presented landscaping proposal to Board.
- Fence-Bob will look further into installing fence south of 100 Allegra.
- Entrance Sign –Reviewed signs that Roger from House of Signs designed. Board would like other options. Bob and Roger will meet to discuss.

8. OTHER MATTERS

- Hot Tub Insurance Requirements
 - Maureen made a motion to change regulations to read “additional interest” as an option. There was no second, so the motion died. Her concerns are as follows:
 - Our insurance agent stated in an email that our insurance was adequate and we did not need “additional insured”.
 - Our lawyer did not give us a written recommendation that we require “additional insured”.
 - Jay moved that insurance should remain that The Ponds at Blue River is “additional insured”. If owners have The Ponds listed as “additional interest”, they will be asked to have their insurance company change it to “additional insured”. If the insurance company cannot do that, it will be REQUIRED at renewal. That may require changing insurance carriers. Judy seconded the motion and it carried 4 to 1. Maureen was not in favor. Dave sent his vote via email and he was in favor.
 - SRG will contact one homeowner who has not installed hot tub yet, but is in the process and one now tub recently installed.
- 2011 Annual Meeting- August 20, 2011. Bob will talk to Food Hedz regarding catering. Dave and Judy’s board position is open for election at this year’s annual meeting. Dave is willing to serve another term.
- June 30, 2011 at 10:00 am-meeting to discuss long-term capital improvement plan.
- There will be no name change from condos to Townhomes.

9. EXECUTIVE SESSION

None

10. NEXT MEETING

The next Board of Directors meeting will be held July 8, 2011 at 4:00 pm at 170 Allegra Lane.

11. ADJORNMENT

At 6:00 pm, Jay moved to adjourn; Maureen seconded and the motion carried.

Approved By: _____

Board Member Signature

Date: _____