

**THE PONDS AT BLUE RIVER HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Friday, March 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
Dave Raymond
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

Maureen made a motion to approve the minutes of the February 11, 2011 Board Meeting. Judy seconded and with all in favor, the motion carried.

3. FINANCIAL REPORT

The financial report was presented as follows:

February 28, 2011 close financials report:

\$68,883.68 in the operating account
\$125,496.62 in the Alpine Reserve account
\$25,219.77 in each of 4 CD's
\$50 Co State Checking-This account will begin charging \$5 a month service charge next month. Peter will call the bank and try to close account.

Note,

February 28, 2011 P & L reports \$31,574.97 under budget in operating expenses.

4. BOARD MOTIONS VIA EMAIL

- Hot Tub Requirements Update-Thank you to Maureen for updating hot tub requirements. Jay made a motion to accept updated Hot Tub Requirements as presented. Dave seconded and with all in favor, the motion carried.

5. MANAGING AGENTS REPORT

Managers Report

- Heat Tape –The heat tape will be turned off as weather dictates.
 - 127 Allegra – repaired
 - 133 Allegra – upper section not working; RE inspected stated problem with thermostat. They reset and report that it is working; SRG will monitor.

- 124 Allegra – upper section, run of heat tape has become unsecured; Turner Morris to secure
- 111/ 113 Allegra- checked, working
- Ice removal – handwork ongoing; front-end loader was there today, March 11.
- Electric meter billing, Demand vs Commercial-
 - Xcel Energy reports that the demand meter billing option is set up on the Robin side of subdivision. Based on usage, even with the demand meter billing an option, the least expensive option, which is commercial billing, is being used. Xcel Energy states that based on usage on the Allegra side of the subdivision, Commercial billing is most cost effective (We are saving \$20 a month in high months with the current, commercial billing structure.)
 - Deb will call Xcel Energy to see if there is more electrical savings if the meters are turned off in the summer with the service charge of turning them on and off vs. leaving the meters on.

8. LANDSCAPING

- Trees have been ordered to replace dead ones
- Workday scheduled for June 4, 2011. Will evaluate perennials before ordering annuals this year. Growth of perennials should be thicker this year.
- SRG will power wash and stain tall light posts and entrance sign structure this spring
- Four corners-There is a 10-foot setback from proposed curb. Bob will meet with town next week to discuss license agreement.
- Eagles Nest Grant-Ponds has been awarded \$2,500 grant to put towards sign.
- Entrance Sign-Maureen made a motion to have one sign at entrance. Jay seconded. The motion carried with one opposed.
- 2011 Maintenance-
 - Peter will re-visit mowing costs in proposal. Peter and Kevin stated that the overall goal is to provide quality landscape service to meet expectations. If expectations can be accomplished economically with SRG providing service that would be most desirable; if a third party landscape service can accomplish the tasks more economically, SRG will assist where they can. The Board and SRG also discussed the pros and cons of a 40-hour per week (full time) employee to do landscaping.
 - Dave and Kevin will put together to create possible plans and an RFP for landscaping.

9. OTHER MATTERS

- Insurance Claims and Deductibles Resolution-tabled until hear back from attorney, Mark Richmond.
- Street Lights-on hold. Maureen reported that stone was easier to repair.
- Hot Tub Compliance-Stewart has still not signed. Has been turned over to attorney.

- ❑ Spring 2011 Maintenance Items-
 - Stone's falling off
 - Touch up painting- Jay Pansing stated that it is to be primed and stained so it will last.
- ❑ Newsletter will include a picture of a flooded unit with the reasons that water is turned off when not occupied.

10. EXECUTIVE SESSION

None

11. ADDITIONAL INFORMATION

None

12. NEXT MEETING

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

13. ADJORNMENT

At 5:30 pm, Maureen moved to adjourn; Jay seconded and the motion carried.

Approved By: _____
Board Member Signature

Date: _____