

**THE PONDS AT BLUE RIVER HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Friday, March 9, 2012 at 4:00 PM
170 Allegra Lane**

1. CALL TO ORDER

Bob Kieber called the meeting to order at 4:00 pm.

Board members in attendance were:

Bob Kieber
Maureen McGuire
Jay Pansing
Dave Raymond
Joanna Hopkins

A quorum was 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 January 13, 2012 Board Meeting. Jay seconded and with all in favor, the motion carried.

3. FINANCIAL REPORT

The financial report was presented as follows:

February 29, 2012 close financials report:

\$47,823.41 Operating
\$108,674.71 Reserve
\$50,054.81 in each of the 3 CD's - expire 1/16/15,

P & L reports \$26,378.51 under budget in operating expenses.

A/R-Two owners are behind in dues. Maxine from SRG has been working with both owners and both state that a check is in the mail. The collection plans for both units if dues are not received:

- Continue monthly late fee of \$20 per unit per month
- After 90 days late, third notice sent and file lien
- After 120 days late, turn account over to attorney, demand letter additional collection efforts (foreclosure, personal judgment)

4. BOARD MOTIONS VIA EMAIL

- ☐ No board motions via email

5. MANAGING AGENTS REPORT

Complete Items

- ❑ Routine security checks, freeze checks
- ❑ Routine snow removal
- ❑ Removed survey stakes
- ❑ RE replaced siding 136 Robin
- ❑ 103 Allegra Pedestal light repair (knocked over)
- ❑ 110/112 Allegra Heat tape and ice dam-SRG will look for another contractor to work on heat tapes.
- ❑ 110 Allegra re-graded for drainage-SRG will walk through complex in springtime to determine additional drainage work needed.
- ❑ Dumpster plug replaced North end Allegra dumpster-SRG will keep an eye on the recycle bins at the dumpster near 110 Allegra. When it is full, it will be switched with another recycle bin that is not so full.
- ❑ Trash agreement renewal with Waste Management; no price increase, 3 yr

Report Item

- ❑ Gutter/ diverter install option over garages "short roof"; 42 sections (2 per building)
 - Sample Diverter installed 116 Allegra, \$145 each – all board members will look at this “fix” and determine if it is the right solution for the problem.
 - Sample "connecting" Gutter to be installed, \$145 each-SRG will put gutter on 172 Robin as another possible solution, and board will determine which option works better.
 - If Turner Morris did all 42 of them price break to \$100 each for either diverter or gutter addition. Board wants to find a different roof contractor.

7. LANDSCAPING

- ❑ Angler Mountain Agreement-with Tim Crane still in the works. Attorney, Mark Richmond is handling the paperwork. Next step is to determine an amount to present to Angler Mountain for help with maintenance.
- ❑ VIC Landscaping has changed names to Tate Enterprises, LLC.
- ❑ 2012 Landscape Maintenance plans-
 - Handout was given to board with landscaping ideas. Board is asked to email Bob additional ideas to add to the list.
 - SRG will call Tate Enterprises, LLC to begin the negotiating process for 2012 maintenance contract.
- ❑ Joanna Hopkins will be attending Eagles Nest HOA meetings.

8. OTHER MATTERS

- ☐ Reconstruction Experts Warranty work is complete
- ☐ Insurance Claim and Deductible Resolution-Jay made a motion to approve this resolution as presented. Dave seconded and with all in favor, the motion carried.
- ☐ Parking
 - ☐ Jay presented ideas that he and Dave discussed since the last meeting.
 - ☐ Bob suggested that the definition of permanent should be defined.
 - ☐ With no resolution made, Jay will re-visit the current rules and present other options at next board meeting.
- ☐ Conduct at Meeting Policy-Jay made a motion to approve this policy as presented. Maureen seconded and with all in favor, the motion carried.
- ☐ Eagles Nest Grant-Ponds request was not discussed at the last Eagles Nest board meeting.
- ☐ Lights along Allegra-Board will look around county for light fixture ideas. Bob will take a picture of the lights on Bald Eagle Road and take to One Source for suggestions. Maureen will also get bids when the best fixture has been determined.
- ☐ Furnace-Unit owner is responsible for any repairs or maintenance on their furnace. Association is not responsible for paying for repairs. Board will not recommend any particular company to work on furnaces. Homeowners are reminded to service furnace and water heater annually.

9. EXECUTIVE SESSION

- ☐ There were no executive session items to discuss.

10. NEXT MEETING

- ☐ The next Board of Directors meeting will be held April 13, 2012 at 4:00 pm.

11. ANNUAL MEETING

- ☐ Date-August 18, 2012
- ☐ Location-Silverthorne Elementary
- ☐ Time-Board meeting at 9:00 am/annual meeting to follow at 10:00 am
- ☐ Picnic at 1:00 pm at pocket park on Allegra Lane
- ☐ Tents and Events will set up on Friday and break down on the following Monday
- ☐ Food Hedz will cater

11. ADJORNMENT

- ☐ At 5:55 pm, Dave moved to adjourn; Jay seconded and the motion carried.

Approved By: _____

Board Member Signature

Date: _____