

**THE PONDS AT BLUE RIVER HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**Friday, May 11, 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  
Jay Pansing  
Dave Raymond  
Joanna Hopkins  
Maureen McGuire-via telephone

A quorum was present.

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

**2. APPROVE PREVIOUS MEETING MINUTES**

Jay made a motion to approve the minutes of the April 13, 2012 Board Meeting. Dave seconded and with all in favor, the motion carried.

**3. FINANCIAL REPORT**

The financial report was presented as follows:

March 31, 2012 close financials report:

\$30,738.27 in Operating

\$117,059.94 in Reserve

\$50,161.07 in each of the 3 CD's - expire 1/16/15

- ❑ P & L reports \$42,500.82 under budget in operating expenses.
- ❑ A/R-one owner late in payment of dues. SRG will work with owner to catch up
- ❑ Will keep an eye on the cost of water, and control cost with usage

Major Maintenance Chart Review

- ❑ Painting
  - Discussed bids for painting entire complex
  - Maureen recommended upgrading to highest quality of paint and high quality of primer.
  - Jay made a motion to hire Sunshine Paint to paint entire complex. Dave seconded and with all in favor, the motion carried.
    - Painter will be asked to screw loose siding into wood, and not insulation foam.
    - Kevin will put together contract and get to the board for approval

- Bob will put together a newsletter and include information about window and door replacement in case there is homeowner interest
- Ladders and tarps will be removed over July 4 weekend
- Work will begin June 1 and take approximately 6 weeks

#### Budget 2012-2013

- ❑ Reviewed 2012-2013 Budget - Areas of change from 2011-12 to 2012-13 budget
  - 601 Professional Services - Decrease, \$2000 (to \$1000 for the year)
  - 611 Management Fees - Increase, \$2148
  - 621 Insurance - Increase, \$48
  - 652 Water/ Sewer - Increase, \$4900
  - 653 Cable TV - Increase, \$987
  - 669 Electric - Decrease, \$4762
  - 675 Grounds and Parking - Decrease, \$1320
- ❑ No increase to dues
- ❑ Dave made a motion to present the 2012-2013 budget to the owners at the annual meeting in August. Jay seconded and with all in favor, the motion carried.

#### **4. BOARD MOTIONS VIA EMAIL**

- ❑ No motions via email were made

#### **5. MANAGING AGENTS REPORT**

##### Complete Items

- ❑ Gutter Clean
- ❑ Electric meters off for the summer

##### Report Item

- ❑ Gutter/ diverter install option over garages "short roof"; 22 Additions planned
  - Turner Morris-\$125 per gutter
  - Nevicosi-\$42.50 per gutter
  - Board agreed to use Scott Nevicosi to install the needed gutter corners
- ❑ Sealcoat-to be completed by May 19, 2012
- ❑ Tree feeding is complete
- ❑ Landscaping underway. Irrigation on, fertilizer applied, weeding of all flower beds is complete
- ❑ Drainage at 166 Robin and 110/112 Allegra are pending
- ❑ Website passwords-Deb will meet with Bob after meeting today to determine the changing of passwords.
- ❑ 116 Allegra-SRG will contact town for permission to redirect water into ditch.
- ❑ Advertising-board agreed that there would be no advertising in the newsletters by businesses

#### **7. LANDSCAPING**

- ❑ Angler Mountain Agreement-still in the works
- ❑ The necessity of a work day will be determined in a month

- ☐ No red mulch is permitted in the Ponds

#### **8. OTHER MATTERS**

- ☐ Parking issue is tabled until Bob and Jay discuss
- ☐ Allegra Lane Pole Lights-
  - o Bob will get more information and forward to BOD
  - o Entrance sign-\$1,500 of expense for lighting will be through a grant from Eagles Nest.

#### **9. EXECUTIVE SESSION**

- ☐ There were no executive session items to discuss.

#### **10. NEXT MEETING**

- ☐ The next Board of Directors meeting will be held June 8, 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 5:45 pm, Jay moved to adjourn; Joanna seconded and the motion carried.

Approved By: \_\_\_\_\_  
Board Member Signature

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