

THE PONDS AT BLUE RIVER HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Friday, May 13, 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

Judy Massiglia-via telephone

A quorum was present. Dave Raymond came in at 4:55.

Homeowner, Charles Stuart was also present via telephone.

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 April 8, 2011 Board Meeting.

Judy seconded and with all in favor, the motion carried.

3. OWNER PRESENTATION

Charles Stuart presented his case regarding hot tub liability insurance and hold harmless agreement. He was concerned that the agreement continued beyond the time the unit is sold. Bob Kieber reminded Stuart that the hot tub was on HOA property. Kieber asked Stuart if he would consider having it shut down for the summer and he will check with spouse for answer to that. The board will discuss this matter and let Stuart know the proposed solution.

4. FINANCIAL REPORT

The financial report was presented as follows:

April 30, 2011 close financials report:

\$ 43,203.11 in the operating account

\$132,462.28 in the Alpine Reserve account

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

P & L reports \$41,422.99 under budget in operating expenses.

To date, \$545.80 has been spent on legal fees related to the Charles Stuart hot tub.

Deb will call all homeowners that are behind in dues and remind them to pay for the added Internet fees.

5. BOARD MOTIONS VIA EMAIL

- None

6. MANAGING AGENTS REPORT

Managers Report

- ❑ Dumpster door bolts –grinding completed
- ❑ Email Blast regarding work day-complete
- ❑ Electric meter –All heat tape electric meters are off.
- ❑ 117/115 Allegra Insulation Work – complete
- ❑ Spring 2011 Projects
 - Stone reattach – Awaiting warmer weather
 - New board at dumpster enclosure – Complete
 - Soffit panel tighten- complete
 - Snow storage area fence put back together – complete
 - Light post and entrance sign structure power wash/ stain (coupled with garage painting project)
 - 176 Robin – repaint squirrel cage – Bob checking on warranty and will advise SRG how to proceed. He and Shane will do a walk through.
 - Fake shutter painting – Shane and Bob will do a walk around when the weather is better and proceed as needed.
- ❑ Premier landscaping repair-all repairs are complete except 4 split rails on a fence on Robin. Wood is on order and will be repaired when wood is in. Premier will also repair broken irrigation heads.
- ❑ Landscaping – late this week or early next week-deep root feeding. Will fire up irrigation when snow quits falling.
- ❑ Painting – garage door and trim staining-Bob and Kevin will talk to low bidder, Peak to Peak, and finalize contract. Will confirm that Super Paint will be used. Bob will talk to Tom McDonald, Sherwin Williams representative, to discuss differences between different levels of paint.
- ❑ Sign Structure-Will power wash and stain sign before landscaping is done.

Asphalt bids – presented seal coat and crack seal bids as follows.

- ❑ Apeak –
 - Says Seal Coat not necessary, so did not bid
 - Crack Seal
 - Allegra and Robin-\$1,898.00
- ❑ Jet Black
 - Seal Coat
 - \$13,129.00
 - Crack Seal
 - \$1,750
- ❑ Summit Asphalt Resealing
 - Seal Coat
 - Allegra-\$9,091.27
 - Robin-\$9,304.56
 - Crack Seal
 - Allegra and Robin-\$1,888.56

Bob will discuss the bids via email and a vote will be taken.

7. LANDSCAPING

- June 4 workday-will also plant trees this day.
- Weather has not been conducive to a walk through. When it is, priority will be to start at entrance.
- Four Corners-Mary Hart and Bob met and got other estimates. Have not received all proposals. Bob will send them out via email when he receives them.
- Entrance Sign -Check delivered to House of Signs. Modifications have been made to contract.
- Several patios are on utility easement, will note on new plat.

8. OTHER MATTERS

- Insurance Claims and Deductibles Resolution-Jay Pansing and Mark Richmond have been playing phone tag. Will discuss after communication has been made.
- Short Term parking of campers/trailers was discussed and board decided not to change anything to current rules.
- 2011 Annual Meeting- August 20, 2011. Bob will talk to Food Hedz regarding catering. Dave's board position is open for election at this year's annual meeting. Dave is willing to serve another term.

9. EXECUTIVE SESSION

None

10. ADDITIONAL INFORMATION

- Deb will write a letter to 100 Allegra regarding their garage being full of boats. Rules state that only one vehicle allowed inside garage.
- Shane will do a walk around and inform Deb which hot tubs need staining and/or repair. HOA will provide stain. Owner will stain/repair.
- Post Puller-Shane will order it and bring it to Bob.
- Fox Crossing-withdrawn by developer
- Charles Stuart request-Bob will get with Jay and revise the sentence in the contract that is of issue.

11. NEXT MEETING

The next Board of Directors meeting will be held June 10, 2011 at 4:00 pm at 170 Allegra Lane.

12. ADJORNMENT

At 5:00 pm, Maureen moved to adjourn; Dave seconded and the motion carried.

Approved By: _____

Board Member Signature

Date: _____