

THE PONDS AT BLUE RIVER HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Friday, November 16, 2012 at 4:00 PM
104 Allegra Lane

I. CALL TO ORDER

Jay Pansing called the meeting to order at 4:03 pm.

Board members in attendance were:

Jay Pansing
Dave Raymond
Joanna Hopkins
Daryl Roepke
Maureen McGuire

A quorum was present.

Representing Summit Resort Group was Kevin Lovett, Peter Schutz, Deb Borel and site manager Shane Carr.

II. APPROVE PREVIOUS MEETING MINUTES

Dave made a motion to approve the minutes of the September 21, 2012 Board Meeting. Daryl seconded and with all in favor, the motion carried.

III. FINANCIALS

The financial report was presented as follows:

October 31, 2012 close financials report:

- \$13,800.49 in Operating
- \$52,955.09 in Reserve
- \$50,486.53 in each of the 3 CD's - expire 1/16/15

P & L reports \$6,548.32 under budget in operating expenses.

Daryl asked about the Allegra Lane Lighting. Kevin will send reserve study to Daryl. Kevin will send email for clarification on the grounds and parking expense.

A/R – The Accounts receivable list was reviewed

- Paz De Araujo-150 Allegra owes \$1,496.00
 - Owner has stated that he will pay in full by end of November and will then participate in the monthly automatic dues payment program
 - Collection policy in place; next step turn account over to attorney for collections if payment not received by end of November

Tax Preparation for the 2011-12 fiscal year underway

The Board reviewed and approved the 2011-12 fiscal year operating surplus transfer resolution to include the transferred amount of \$30,000 from operating to reserves as

approved by the owners at the 2012 annual owner meeting; President Jay Pansing signed the document.

IV. OWNER FORUM

No owners except board members were present.

V. BOARD MOTIONS VIA EMAIL

- Maureen made a motion to ratify the decision made via email to contract Premier to provide snow removal service for the 2012-2013 season. Joanne seconded and with all in favor, the motion carried. The contractor is paid per hour (\$120 per hour) License agreement for snow storage was cancelled last year. Premier has been providing snow removal service for several years at the Ponds and is familiar with locations to store it.

VI. MANAGING AGENTS REPORT

The following Manager's Report was given:

Completed Items

- Sent Post annual meeting mailer to all owners
- Completed Drainage repairs at 110/112/114/116 Allegra and 166 Robin
- Ordered and installed snow stakes
- Bush planting
- Irrigation blow out and battery removal
- Welcome letters sent to new owners
- Deep root feed new trees
- Vole treatment complete for the year-will re-assess in the spring
- All water pressures in all buildings have been tested and re-adjusted
 - Replaced PRV's in buildings (Allegra 103, 121, 154) (Robin 122, 172)
- Hole filled in by playground and seeded
- 190 Robin parking irrigation and grass seed complete
- Sent newsletter to owners
- Front sign lights installed
- Moving of pedestal light from 120 Allegra to 114 Allegra. Electric capped off at 120 Allegra. Junction box installed.
- XCEL electric meters on

Pending Items

- Removal of boulders along Bald Eagle-No longer pending. The town has pushed them back. Bill Linfield tentatively committed to putting a curb on the north side of the four corners. Bill also said that he agreed that curb and gutters should be installed from bridge to four corners on North side.
- Cutting back of all willows along bike path. Owners must have board approval before trimming; costs associated with Board approved willow trimming are that of the requesting owner.

Report Items

- HB 1237-Kevin Lovett reported the following:
 - Deemed the “records bill”, HB 1237 is new legislation, which addresses association record keeping. Board member communication as it pertains to action items taken via email are part of Association record. HB 1237 goes into effect January 1, 2013.
 - HB 1237 requirements are currently being fulfilled as Association documents are posted on the website and available for all owners:
 - Association Governing Documents (Declaration, Bylaws, Amendments, Policies, House Rules, etc.
 - Meeting Minutes
 - Financials
 - Owner/Board lists
 - “Ratify Board Actions via email” is an item that is included on each Board meeting agenda; at each Board meeting, we will ratify any decisions made via email to include disclosures of individual votes.
 - Additionally, the bill states that individual owner information to include phone numbers and email addresses may not be published or given out without prior written approval from the owner. Published Owner lists must state name, mailing addresses and number of votes each unit has.
 - Board member lists must include mailing address and email addresses.

VII. OLD BUSINESS

- A. Allegra Lane Pole Lights-tabled until next meeting. Maureen will make copies of all of the bids for board members.
- B. Entrance Sign Lights-Shane will determine what to do to make sure the light does not shine through. Possibly hang wood above the sign. Maureen will look at it and determine a solution.
- C. 166 Robin Hot Tub- The hot tub install is complete. A latch needs to be replaced before C/O is granted. Maureen will take the hot tub committee over again. SRG will confirm with Brad that he followed the guidelines regarding soil compaction and will let Jay know what he says.
- D. Eagles Nest Grant Application-Jay went to Eagles Nest BOD meeting last week, and they are discussing not granting anything for this upcoming year. They may change their mind. They do not want full application at November 20 meeting. Jay will tell them they are asking \$2,500 for lights on Allegra. Dave will send invoices for the entry sign light installation to George Resseguie.
- E. Fox Crossing-no update. It is being discussed that Tim Crane will buy the property from the current owner.
- F. Return Air Issues-tabled next meeting. Kevin handed out notes from the Trane meeting. Jay discussed hiring an HVAC Engineer to analyze and make sure it will be effective before anything be done; concern is creating Thermal Layering. SRG will look for company that can perform this analysis.
- G. 136 Robin may be under contract in a private deal.

VIII. EXECUTIVE SESSION

- A. The Board met in Executive Session.

IX. NEW BUSINESS

- A. SRG will begin shoveling the sidewalk between Bald Eagle to playground.
B. Insurance-put on agenda for next meeting.

X. NEXT MEETING

- ☐ The next Board of Directors meeting will be held on Friday December 14, 2012 at 4:00 pm.

11. ADJORNMENT

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

Approved By: _____
Board Member Signature

Date: _____