

**THE PONDS AT BLUE RIVER HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
Friday, October 14, 2011 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

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

**2. APPROVE PREVIOUS MEETING MINUTES**

Jay made a motion to approve the minutes of the August 20, 2011 Board Meeting. Maureen seconded and with all in favor, the motion carried.

**3. ELECTION OF 2011/12 OFFICERS**

Jay moved to reappoint the 2010/11 slate of officers; Maureen second. The motion passed with Bob Kieber opposed.

**4. FINANCIAL REPORT**

The financial report was presented as follows:

September 30, 2011 close financials report:

\$44,020.14	Operating
\$126,446.11	Reserve
\$25, 219.77	in each of the 4 CD's

P & L reports \$35,413.15 under budget in operating expenses.

2010-11 Year End Operating Surplus transfer of \$30,000 completed.

Tax return preparation pending; the Board approved having the returns prepared by Stuhr and Associates.

CD rates were discussed as the current CD's with Co State bank and Trust expire 1/3/12. The current rate is 1.7% with 17 month terms. SRG will shop rates as the renewal date is approached.

Dave Raymond reviewed a comparison of account balances since the close of the previous fiscal year and it was noted that overall account balances have grown approximately \$23k.

It was noted that the \$2500 sign grant money was received from Eagles Nest.

**5. BOARD MOTIONS VIA EMAIL**

- ☐ No board motions via email

**6. MANAGING AGENTS REPORT**

Complete Items

- ☐ Irrigation Blow out
- ☐ Drainage project, west pocket park
- ☐ Drainage grate install

Pending Items

- ☐ Snow plow contractor 2011-12
  - The Board reviewed proposals for the 2011-12 snow plow season; upon review, the Board accepted the proposal from Premier Property Services for the 2011-12 snowplow season.
- ☐ Snow storage agreement  
SRG will contact Mark Sandstrom re the snow storage agreement.
- ☐ Snow stake install  
SRG is working to install snow stakes.
- ☐ Unit deck snow shoveling option- \$30 per unit per month  
SRG will send email to owners offering the service of unit deck shoveling at \$30 per unit per month.
- ☐ Holiday Light install  
Board volunteers will install Holiday lights.
- ☐ Storage loft  
The Board reviewed the storage loft installation plan and cost estimates, the Board approved the storage loft installation project. SRG will see that this is completed ASAP.
- ☐ Post annual owner meeting minute mailer (email)  
Dave Raymond will work on additions to the post 2011 Annual Owner meeting minute email.

**7. LANDSCAPING**

- ☐ 2011 Maintenance Review - projects are complete to include the drainage project in the West pocket park.
- ☐ Four Corners Update - the Four Corners project is complete. The Town of Silverthorne has been approached to complete the install of an additional section of curb and gutter; Town of Silverthorne reports that this will be visited in Spring of 2012.
- ☐ Replat Update- the replat is complete and the license agreement is nearly complete. The license agreement is being reviewed by the Association attorney. The goal is to ensure that the Association has liability insurance coverage if something were to occur.
- ☐ Entrance Sign - the entrance sign should be complete and installed within the next week. Discussions took place on what to do with the old sign; the possibility of placing the old sign at the entrance to Allegra Lane coming from the elementary school.

- ❑ Fence south of 100 Allegra Lane - the Board plans to pursue the installation of a fence South of 100 Allegra Lane. A survey will be completed. Fence will be of split rail design; a bid will be obtained from Strategic Fence.

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

- ❑ Reconstruction Experts Warranty work - Reconstruction Experts has completed a number of the requested warranty work items. Touch up painting has not been completed to satisfaction. SRG will email Reconstruction Experts giving them one last chance to meet warrantee expectations. If warranty expectations are not met, attorney Mark Richmond will be contacted.
- ❑ Insurance claim and Deductible Resolution - this item was tabled.
- ❑ Holiday Light Installation - Proposals from Holiday Light Installers were reviewed; Bob and Maureen will work on tree lighting. Holiday Light Installers will be contacted to install lights if needed.
- ❑ House Rules - the Board will conduct a general review of the House Rules and identify areas to be discussed.
- ❑ Unit Water Shut Off and effects to Ice Makers - investigation will take place on the effects to ice makers when water is shut off to units during periods of vacancy.

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

- ❑ There were no executive session items to discuss.

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

- ❑ The next Board of Directors meeting will be held November 11, 2011 at 4:00 pm.

#### **11. ADJORNMENT**

- ❑ At 5:10 pm, Maureen moved to adjourn; Jay seconded and the motion carried.

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

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