

THE PONDS AT BLUE RIVER HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Friday, September 21, 2012 at 4:00 PM
SRG Office

1. CALL TO ORDER

Jay Pansing called the meeting to order at 4:02 pm.

Board members in attendance were:

Jay Pansing
Dave Raymond
Joanna Hopkins
Daryl Roepke

A quorum was present.

Representing Summit Resort Group was Kevin Lovett.

2. APPROVE PREVIOUS MEETING MINUTES

Dave made a motion to approve the minutes of the May 11, 2012 Board Meeting. Joanna seconded and with all in favor, the motion carried.

3. OWNER FORUM

Owner Marlin Maddy of unit 114 Allegra was present. Marlin was present to discuss a parking violation his rental tenants had received for parking more than one vehicle outside of the garage overnight. It was noted that the extra vehicle parked outside was not a permanent vehicle, it was a guest. Marlin requested that the ticket be revoked and asked for clarification on the parking restrictions. Upon review, Dave moved to table the ticket pending further Board analysis; Daryl seconds and the motion passed. The Board agreed that parking rule discussion will be the main agenda item for the October 12th Board meeting. It was noted that additional parking violations would not be written until after the October 12th Board meeting, however owners and tenants will be encouraged to only park one vehicle outside until the Board meeting on October 12th.

4. FINANCIAL REPORT

The financial report was presented as follows:

August 31, 2012 close financials report:

\$38,129.88	Operating
\$13,452.72	Reserve
\$50,377.81	in each of the 3 CD's - expire 1/16/15

P & L reports \$28,600.51 under budget in operating expenses.

A/R – The Accounts receivable list was reviewed; SRG will ensure late fees are assessed to 150A.

The 2011-12 Operating Surplus Resolution, approved by owners at the 2012 annual owner meeting, will be signed at the October 12, 2012 Board meeting. The surplus amount will be added to the resolution.

5. OFFICER APPOINTMENTS

Daryl moved to appoint Board members to the following officer positions:

President - Jay Pansing
Vice President - Maureen McGuire
Secretary / Treasurer - Dave Raymond
Member - Joanna Hopkins
Member - Daryl Roepke

6. BOARD MOTIONS VIA EMAIL

- No motions via email were made

7. MANAGING AGENTS REPORT

The following Manager's Report was given:

Complete

- Video on website
- Leak repair on Irrigation line coming out of 117 A
- Drainage Repairs 110/112/114/116

Pending

- Post annual owner meeting mailer; the board reviewed the draft post annual owner meeting minute mailer and agreed to send it.
- Drainage Repairs
 - 166 Robin
- XCEL meter turn on for heat tape (need to call 48 hours ahead of time)
- Snow stake order
- Snow plow bid retrieval

Report Items

Vole remediation- underway

Dumpster clips - \$190 for chains and carabineers on all dumpsters; the Board agreed to not install them at this time.

8. LANDSCAPING

a. Trimming of Willows - the trimming of willows behind unit 122 Allegra and neighboring units is complete. It was noted that email approval from all immediate neighbors is on file and that the trimming expense was split between the neighboring owners. It was further noted that the owner of 135 Allegra expressed interest in trimming willows behind his property, but has not yet obtained neighbor approval nor submitted official request to the Board.

b. Bush planting - the bush planting is complete.

c. Irrigation blow out; battery removal - scheduled to be completed the week of September 24. Timers will be removed from site and batteries thrown away.

d. Fall Tree deep root feed - the Board agreed to have the newly planted trees deep root fed.

8. OTHER MATTERS

a. Allegra Lane Pole Lights - this item was tabled

b. Entrance Sign Lights - sign lights are on order. Bills for both the actual lighting and installation to be submitted to Eagles Nest

c. Review of Parking Rules - this item will be discussed at the October 12th Board meeting.

d. 166 Robin Hot Tub - the Board reviewed the hot tub install request submitted by 166 Robin. The following items are required:

- owner required to pay re-plat fee
- building permit and electrical permit must be pulled
- must meet all requirements stated in the hot tub installation policy
- must return surrounding landscape to reasonable condition
- any removed bushes are to be salvaged
- must meet insurance coverage requirements
- 8 foot slab
- copy of the c/o must be provided to HOA

The Board approved the install with the fulfillment of the above and the fulfillment of all requirements stated in the hot tub installation policy.

e. Eagles Nest Grant Application - Joanna to obtain the grant; invoices for sign lighting project to be submitted.

f. Water Pressure - problems with too high of water pressure were found in:

172R - this has been repaired

122R - this has been repaired

123A - this has been repaired

154 A - replacement parts on order, will be repaired next week

103 A - replacement parts on order, will be repaired next week

g. Fox Crossing - the Board reviewed the Fox Crossing Development proposal. Joanna and Daryl will draft an informative letter to owners and acquire comments for submittal.

h. XCEL Energy Station - the Board discussed the XCEL energy substation. Ponds owners should not see the plant. Conduit will be pulled and installed on Bald Eagle. The Board will request that sidewalks and curb and gutter be installed after conduit install.

i. Newsletter - the Board discussed preparing the next newsletter. Items to include thus far are water pressure and willow trimming; board to provide input on additional inclusions.

j. The town has informed the Ponds BOD that the large stone placed along Bald Eagle must be removed from the right of way

9. EXECUTIVE SESSION

- ☐ There were no executive session items to discuss.

10. NEXT MEETING

- ☐ The next Board of Directors meeting will be held October 12, 2012 at 4:00 pm.

11. ADJOURNMENT

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

Approved By: _____

Board Member Signature

Date: _____