

Ponds at Blue River Minutes of HOA Board Meeting January 9, 2010

Meeting at Eagles Nest HOA clubhouse. 9AM.

Attending: Bob Kieber, Dave Raymond, Maureen McGuire, and Judy Massiglia.

- 1. Minutes of November 13, 2009 were approved with addition of current bank balances which were omitted in the original minutes.**
- 2. Treasurer's report for financials ending November 30, 2009 was given by Raymond.**
- 3. Construction: Engineering Company PIE is in the process of splitting into two separate entities. Ponds HOA legal counsel Mark Thompson placed PIE on notice that Ponds HOA will proceed with action to collect on the construction defects issue, that being the furnace vents which were installed during the Ponds reconstruction. Paul Duncan, PIE principal, gave Thompson the name of the PIE attorney. Reconstruction Experts, general contractor of the Ponds reconstruction, is ready and willing to proceed with the mitigation work on the furnace vents pending PIE action.**
- 4. Roof drainage: Heat tapes on 172-174 Robin are not working. Turner Morris, sub-contractor to R.E., is working on repairs which should be done under the blanket warranty of the reconstruction project.**
- 5. Water turnoff: Some positive comments have been received subsequent to WPM employees turning off main shut-off valves in each unit which WPM is responsible for twice-monthly maintenance checks. Printed notice of water shutoff has been placed in each unit and email notices have been sent to owners. This procedure was initiated in an effort to prevent frozen/broken water pipes in unoccupied units.**
- 6. Landscaping maintenance contract for 2010 was discussed.**
- 7. ENPHA grant of \$2000 was received. Proceeds to be used for the purchase and upgrade of Ponds playground equipment.**
- 8. Replatting: Kieber has met with Town of Silverthorne personnel several times and with the SPORT Committee in an effort to have some outdated easements dropped. No decisions have been made.**
- 9. Irrigation water turn-off valves: Laminated signs will be attached at the three irrigation turn-off valves, both at exterior turn-offs and the interior unit turn-off valves, so that WPM and landscape personnel will know where turn-offs are located.**
- 10. Hot tub compliance forms are substantially complete.**
- 11. Parking rules: Consensus of the Board is that accommodations should be made for visitor cars on a short term basis. A discussion on**

how the rules can be modified will be place on the next Board meeting agenda.

12. 110 Robin gas leaks: Repairs were made. Gas company personnel discovered a couple leaks in the fireplace flue cavity and those were repaired. Owner had leaks at fireplace and at water heater repaired at owner's expense. Tests confirm all leaks have been repaired. Costs to the HOA for a contractor to open the flue cavity were \$120.00.

13. Furnace thermostats: Thermostats continue to control furnaces when power has been interrupted.

14. Furnace filters: Interior unit's furnaces have a cleanable furnace filter in the furnace which should be cleaned at least once each month or two depending on usage. If the owner wishes to install another filter in the air return opening, it should be a fiberglass type, not a mat or padded type which can reduce air flow and cause damage to the furnace. McGuire will draft an instructive communication which is to be sent to all owners by WPM via email.

15. 190R tree removal/trimming: Owner Vince Boehning prefers that all trees on the east and south of his unit be removed. Kieber has received two bids from certified arborists. Both bids are for the removal of a lesser number of trees and trimming of the remaining Aspens and one specimen evergreen tree. Kieber and Raymond will negotiate the project.

Kieber moved. Raymond seconded to adjourn. 10:15AM.