

**THE PONDS AT BLUE RIVER HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
July 2, 2009**

The Ponds at Blue River Homeowners Association (HOA) Board of Directors met on July 2, 2009, at the Wilderndest Commercial Center. Directors Robert Kieber, Pepper Leavine, Dallas Knudson and Dave Raymond were in attendance. Jay Pansing and homeowner Bonnie Howell joined the meeting via teleconference. Also in attendance were owners Ann Brewster, Chuck & Suzi Michelson, Alan & Debbie Stockstad, Barrett Edwards, Renie Knudson, Jan & Paula Zoller, and Janet Humphrey. Barb Walter and Roxy Hall represented Wilderndest Property Management (WPM), along with Daniel Vlcek, Off Mountain Director and Paco Ortiz, Property Manager. President Kieber called the meeting to order at 3:02 p.m.

**APPROVAL OF MINUTES**

**RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY THE MINUTES OF THE BOARD MEETING ON MAY 1, 2009, WERE APPROVED AS WRITTEN.**

**FINANCIAL REPORT**

Mr. Raymond reported that the remaining Construction Account funds were transferred into the Operating Account.

The May 31, 2009 Balance Sheet reports the Operating Account had a balance of \$91,412.66 and the Reserve Account had a balance of \$147,418.70. Total assets are \$254,309.86 with liabilities of \$14,221.78 resulting in an equity of \$240,088.08.

The 2009-2010-budget proposal goal will be to remain as close to last year's operating budget as possible. It was noted there would be some legal expenses in the next year. A possible 5% increase in dues is under consideration. If the dues increase is passed the increase will coordinate with the square footage of the unit. The MMC is showing a deficit by the year 2015; the Board is researching the future needs of the Ponds at Blue River realizing that the community is like a new community after the reconstruction. The Proposed Budget will be sent to the community by July 22, 2009.

The higher electric bill is due to the conversion of the heat tapes being billed to the Association instead of to individuals.

**PROPERTY MANAGEMENT REPORT**

- The outdoor light sensors continue to be a problem. WPM has been directed by the Board to check photocells for accuracy.
- The snowplow contract negotiated by Mr. Snyder for a 'dollar cap' amount has proved to be very beneficial.
- Mr. Ortiz reported some doorbells are not functioning.

**CONSTRUCTION UPDATE**

The Board met with PIE, RE and Attorney Mark Thompson. Trane Furnace and their attorney with a representative from Anderson Air joined the meeting via teleconference. The meeting was to discuss the venting of the furnaces and the furnace vent height among other concerns.

The Ponds at Blue River will hold all payments until work is completed to the satisfaction of the Ponds at Blue River Board.

RE Attorney is preparing a no cost change order to fix the vents and will also be addressing warranty issues. 83 units may need to be accessed for one day of work to extend the furnace vents.

## **WINDOW REPLACEMENT POLICY**

**RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY, THE BOARD RESOLVES TO APPROVE THE WINDOW REPLACEMENT POLICY.**

## **EXTERIOR CEILING FANS**

**RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY, THE BOARD RESOLVES TO APPROVE THE EXTERIOR MODIFICATION POLICY.**

## **LANDSCAPING**

- The Board reported that the landscaping is maturing nicely resulting in very positive curb appeal.
- Pepper Leavine was selected to serve as the Landscaping Committee Chairperson.
- Dallas Knudson and Anne Brewster will serve on the Landscaping Committee.
- All requests regarding landscaping must be emailed directly to the Landscaping Committee. Any prior requests will be forwarded.
- The approved copy of procedure's for landscaping allows planting within hydro-seeded areas.
- The entrance near the sign was refreshed and updated by volunteers.
- Mr. Leavine reported on the 4 corners of the property. These corners were meant to be show places and have fallen short of expectations.
- \$1000. Grant from Eagle Nest for landscaping the main entrance was awarded to the HOA.
- Angler Mountain has donated several Aspen trees to The Ponds at Blue River community.
- The split-rail fence was surveyed and is 1 foot within the Ponds at Blue River property line.
- A discussion was held regarding a secondary split-rail fence on the north end of the community. The fence would be approximately 270 ft following along the bike path's lower wall. This area is a safety concern as well as a dog refuse issue. The cost of the fence would be \$2430. Owners will present a sketch and surveyed plan to the Board next week with a Board vote to follow.
- The garbage enclosure extension was approved. The old fence was recycled in the project.
- Weeding may become a workday activity to save money.
- It has been determined that only Mr. Leavine will have the authority to initiate any repair or revision to the irrigation system or any action by Neils Lunceford, even if a homeowner wants to pay for the request out of pocket.
- The 2<sup>nd</sup> and 3<sup>rd</sup> island have no irrigation. It is suspected the irrigation may have been disconnected. Mr. Leavine and Neils Lunceford will inspect these areas along with the rest of the property to establish a cohesive plan of action.
- 166 Robin reports the lot is muddy with no sod. The homeowner requests 166 Robin be placed on the Landscaping Committee's action list.
- The shrubs on the 3<sup>rd</sup> island are misshapen and a safety concern. Volunteers will trim but not more than 1/3 off at any one time until desired shape is achieved.
- Ms. Brewster has concerns about the trampling of the wildflowers. Ms. Brewster suggests this concern be noted in the next newsletter.

## **OTHER MATTERS**

- Mr. Kieber is continuing his work on the community re-platting and will meet with the Town of Silverthorne.
- The Board reported the recycling program is a success.
- The street Light design is being researched by the Board in order to obtain a more economical and efficient light.
- Mr. Kieber gave the Hot Tub report. The majority of Hot Tubs are in compliance. The enforcing of the locking of the hot tubs remains a priority.
- Asphalt seal coating has been completed.

**NEXT MEETING DATE**

The next meeting date is the Annual Meeting on August 22, 2009. Two Board terms have expired.

**ADJOURNMENT**

The meeting adjourned at 4:55 p.m.