

**THE PONDS AT BLUE RIVER HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Friday, June 11, 2010 at 3:00 PM
170 Allegra Lane**

1. CALL TO ORDER

The meeting was called to order by President, Bob Kieber, at 3:00 pm.

Board members in attendance were:

Dave Raymond
Maureen McGuire
Jay Pansing
Judy Massiglia

Homeowner, Janet Humphries, was also present.

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

2. APPROVE PREVIOUS MEETING MINUTES

Dave Raymond made a motion to approve the minutes the minutes of the May 14, 2010 Board Meeting as presented. Maureen McGuire seconded and the motion carried.

3. FINANCIAL REPORT

The financial report was presented as follows:

May 31, 2010 close financials report that the Ponds at Blue River has a balance of \$133.82 in the old US Bank account, \$55,981.19 in Operating and \$214,744.14 in Reserve.

Dave Raymond discussed the profit and loss report. Kevin Lovett will work with Dave Raymond regarding accounts receivable.

Discussed moving money into a CD or money market account. No decisions regarding this were made.

Kevin will check with Xcel Energy to regarding Peak Demand meter.

4. CONSTRUCTION UPDATE

Furnace Vents-Close to getting a proposal. Bob forward information to board when he receives it.

5. MOTIONS VIA EMAIL

- ☐ Website instruction will be addressed in the next newsletter.
- ☐ Option to have statements will be offered in the next newsletter.

6. MANAGEMENT AGENTS REPORT

Kevin gave the following report:

- ❑ LED Lights-Two lights installed - awaiting additional 4 lights
- ❑ Association Insurance coverage letter will be sent with next dues mailer.
- ❑ Hot tub hold harmless proof of insurance complete
- ❑ Landscape
 - Tree spraying complete
 - Tree deep root feed
 - Irrigation start up (water shut off valves tagged)
 - Fertilized twice
 - Wee spraying underway
- ❑ Security check forms in place-Deb will cross reference from WPM list to see if those who have not responded had security checks previously.
- ❑ Site Manager projects
 - Loosen tree stakes-in process
 - Light repairs
 - Stone reattach
 - Park area clean up-weeding
 - Weed spraying
- ❑ Ponds Governing Documents Review-Board members will review governing documents, make changes/corrections and email them to Kevin. Will ratify via email.
- ❑ Resort Internet-Kevin presented proposal from Resort Internet, and showed a sample box and components.
 - Deb will send email blast asking if homeowners are interested in this service.
 - Kevin will get with Comcast regarding costs
- ❑ Crack seal bids-Kevin presented bids for crack seal. Jet Black bid accepted.
- ❑ Annual Meeting
 - Tent, tables, chairs, linens, etc. set up and booked.
 - Silverthorne Elementary booked and confirmed.
 - Catering-Deb will contact Arapahoe Café and get bid for this year's catering. Bob and Deb will get together regarding other options.
 - Locals Liquors-Deb and Bob will get together regarding this.

6. LANDSCAPING

- ❑ Workdays went well with great results. Some volunteers were frustrated due to lack of homeowner participation.
- ❑ Next years landscaping plan was discussed.
- ❑ Shane will place temporary irrigation along West side of Robin Road.
- ❑ Playground equipment should be arrive in 2-3 weeks
- ❑ Reviewed proposal from Landscape Architect-Bob will email her and see if she is available to meet with board on a weekend
- ❑ Dave Raymond reported on the trees that were dead or dying throughout the subdivision. Peter volunteered his time to walk through the subdivision and catalogue what vegetation needs replacing. An RFP will be created for replacement of trees/shrubs.
- ❑ VIC Landscaping proposals as follows:

- West Pocket Park-relocate 3 heads-\$1,200-Dave moved to accept bid for relocating 3 heads. Maureen seconded and with all in favor, the motion carried.
- Turf area and wildlife area weed spraying-additional \$500 from previous bid for a second spray. Jay moved to add this spray for an additional \$500. Maureen seconded and with all in favor, the motion carried.
- A third proposal was presented regarding adding irrigation zones in dumpster area. The board was not in favor of this proposal and did not accept it. Shane will place temporary irrigation there.

7. ASSOCIATION REPLATTING

Some progress has been made. The town is now willing to give up things-*ie.*, retaining wall. Bob will continue to work with Bill Lindfield.

8. RECYCLING UPDATE

No report given

9. VOLUNTEER RELEASE FORM

Reviewed form and decided not to use waiver for volunteers.

10. ADDITIONAL INFORMATION

- Dave Raymond requested association to allow nice signs around subdivision regarding parking. He will place 4 or 5 signs and SRG will help place the posts.
- Town of Silverthorne will repave main road into the Ponds.

11. ANNUAL MEETING

August 21, 2010
Silverthorne Elementary School
9:00 BOD meeting
10:00 Annual HOA meeting
Details in Managing Agents Report

12. EXECUTIVE SESSION

No executive session was held.

13. NEXT MEETING DATE

The next meeting date will be on July 9, 2010 at the home of Bob Kieber at 3:00 pm

14. ADJORNMENT

At 5:10, Jay made a motion to adjourn. Maureen seconded and with all in favor, the motion carried.

Approved By: _____


Board Member Signature

Date: _____

7/9/10