

THE PONDS AT BLUE RIVER HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
May 1, 2009

The Ponds at Blue River Homeowners Association (HOA) Board of Directors met on May 1, 2009, at the Wilderndest Commercial Center. Directors Robert Kieber and Jay Pansing were present. Pepper Leavine attended via teleconference. Also in attendance was owners Ann Brewster and Chris Holly. 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 by Mr. Pansing, duly seconded by Mr. Leavine, and passed unanimously, the minutes from the Board meeting on February 27 2009, were approved as written.

FINANCIAL REPORT

- The Construction Account has been closed and the funds moved to the Reserve Fund Account.
- P.I.E. recently made a courtesy call regarding the final payment request to Reconstruction Experts. Payment will not be authorized until all jobs are completed to satisfaction, notably the furnace roof vents.
- A payment history report was distributed to the Board; the report shows all payments made to Neils Lunceford, Reconstruction Experts, and P.I.E. by the HOA during the entire reconstruction period.

PROPERTY MANAGEMENT REPORT

- Snow shoveling continued into the 1st two weeks of April.
- The Board noted this year's improvement in the snow shoveling service by WPM.
- A request was made for WPM to sweep the dumpster area after trash pickup.
- WPM will be walking the property with Premiere Snow Plowing to note any damage from the winter plow activity.

CONSTRUCTION UPDATE

- A sidewalk frost heave report was given; all interior 3-bedroom units on Allegra have some frost heave issue. Columbine Concrete reported the concrete material is not the problem; the problem appears to be the specifications originally provided by P.I.E. for downspouts/gutter installation. No frost heave was reported on Robin Drive. Conjecture is that this issue may be an unending one because of the mountain climate.
- It was reported that a pond appears after rainfall behind 132 Robin; it has been requested that Neils Lunceford add soil and seed to the area.
- A request for a satellite dish at 176 Allegra was approved.

LANDSCAPING

- Concrete patio height was noted on 3 interior patios on Allegra's west side; cutting grooves for drainage in the patio slabs was somewhat successful to achieve proper drainage. Mr. Kieber will verify the warranty on this issue and he will inform both R.E. and P.I.E. that more work is needed on this project.
- The 2009 Neils Lunceford maintenance contract has been amended to encompass the entire complex but a few more minor details need to be confirmed. Mr. Pansing will look over the final contract before presenting it for signing. Mr. Kieber was given approval by the Board to sign the final version of the amended Lunceford contract.
 - Note: weeding should be deleted from the Neils Lunceford contract. Weeding can be sub-contracted for less money.
- Owner Planting Regulations were approved for the existing flowerbeds.
- A \$2646.00 grant was awarded to Ponds at Blue River by the Eagles Nest Homeowners Association, which includes \$1646 for benches and \$1000 for irrigation. Samples of benches were

presented for discussion. Consensus is to keep the look uniform and relocate the wooden benches. It was reported that 4 benches, 6 feet long, would cost about \$1600. The topic was tabled until more information can be obtained.

- The HOA is waiting for additional irrigation bids to repair the west Bald Eagle Island.
- The Town has scheduled roadwork for August or September 2009. The HOA will make its irrigation repairs to the islands in order to optimize this time schedule, thus allowing the Town to do the final finish on the asphalt.
- Mr. Kieber and Mr. Crane will meet in the near future regarding the east Bald Eagle island landscaping.
- \$1000. For landscaping the main entrance was approved.
- The Bald Eagle and Allegra intersection also needs updated landscaping.
- Ms. Brewster provided mulch samples for the Board's review. The mulch color is dark brown and it comes in 3 different sizes. The Board approved the mulch color; from the 3 sizes the homeowner may determine preference.
- A discussion ensued as to the advantage of prepayment of the total Neils Lunceford landscape maintenance contract to receive a 5% discount off the total contract price. The Board decided against pre-paying.
- A discussion was held regarding non-compliance with the Hot Tub Rules & Regulations. The Board directed that a letter and violation with fine be sent to any hot tub owner who has not provided the requested insurance and liability information.
- There was a discussion regarding the need for a split rail fence to be added to the boundary next to Robin and the undeveloped space. The fence would prohibit encroachment of any future developer onto Ponds land. The Strategic Fence bids were presented. Further information will be given at the next meeting.

RESOLUTION: Upon motion made, duly seconded and unanimously passed, the Board approved a modified contract with Neils Lunceford for landscape maintenance for the 2009 summer season.

RESOLUTION: Upon motion made, duly seconded and unanimously passed, the Board decided not to prepay the Neils Lunceford contract for landscape maintenance for the 2009 summer season.

OTHER MATTERS

- The window replacement request for 132 Robin will be taken under advisement. (Mr. Pansing is continuing to gather information and specifications for the final window replacement resolution).
- All homeowners are urged to clean their dryer vents as a deterrent to fire hazard.
- A June 6th workday, which will coincide with the Eagles Nest Master Association workday was scheduled.
- WPM was asked to note in the newsletter that there should be "no dog walking" in hydro-seeded areas.
- The development Fox Crossing has withdrawn its application.

NEXT MEETING DATE

The next meeting date will be determined and announced at a later time.

ADJOURNMENT

The meeting adjourned at 4:45 p.m.