

**Ponds at Blue River  
Minutes of HOA Board Meeting  
November 13, 2009**

**Meeting at 170 Allegra Lane. 3PM**

**Attending: Bob Kieber, Jay Pansing, Dave Raymond, Maureen McGuire.**

**Also, Judy Massiglia, nominated for Board membership. New owners Arlette & Vince Boehning, 190 Robin Drive.**

**1. Vote to ratify Judy Massiglia to Ponds HOA Board membership.**

**Raymond moved. Pansing second. Unanimous “aye”. Motion passed to appoint Judy Massiglia to the remaining two year term previously held by Pepper Leavine.**

**2. Minutes of October 9 minutes. Motion by Raymond. 2<sup>nd</sup> by Pansing. Approved unanimously.**

**3. Treasurer’s report.**

**As of August 31, 2009 monies deposited in the Grand County Bank, Kremmling, CO. amounted to \$130242.00. Tony Snyder, WPM, was able to negotiate a Money Market rate of 2.22% interest. These funds were transferred from our account in USBank, Dillon, CO. All Grand County funds in this account are liquid and may be withdrawn anytime with no penalty. USBank balance as of August 31, 2009 was \$90,031.16. The USBank account will be used for checking and will maintain an adequate balance for current operations. The Grand County account will be divided into “operating” and “reserve” accounts according to balances on the Ponds HOA balance sheet. WPM will make the changes.**

**Account balances as of November 30, 2009 were: US Bank checking: \$100,428.11; Grand County Bank reserve: \$143,174.81.**

**4. Vince and Arlette Boehning, 190 Robin Drive, addressed the Board with concerns about several trees that abut their unit. They consider some trees close to their home a fire hazard and possible damage hazard to their roof. Kieber recommended that 1. Board members will look at the trees in question, 2. Consult with an arborist in the county, and 3. Make recommendations as to the disposition of the issue back to the Board. The owners will receive a response in a timely manner when Board members have appropriate information.**

**5. Vent issues.**

**Pansing will review attorney Mark Thompson’s recommendations as to final wording of a proposed agreement for the retrofit of furnace vents. The proposed agreements between PIE and RE were submitted to the Board for approval. When acceptable wording is included in the agreement, the Board will act and, hopefully, work can commence soon afterward.**

**6. 110 Robin gas leak.**

**Owner Robert Eddington has experienced the smell of natural gas in his unit at various times beginning in 2007. WPM was called on several occasions which are documented. Numerous contractors inspected the unit. No repair was made. Kieber was**

made aware of the situation at the August HOA picnic. Efforts were made to determine the source of the leak with the help of RE manager Tom Hein. It was determined that the apparent source of the leak is in a gas pipe which connects the 190 Robin gas meter on the exterior of the unit and the pipe behind the fireplace in that unit. Kieber has contacted two contractors for bids to repair the problem. Repairs will be "turn-key". Contractor must supply its own master plumber which is licensed to make such repairs. Ponds CCR's will determine whether owner or Ponds HOA pays for the work.

**7. Furnace thermostats.**

In order to insure that all furnace thermostats in the Ponds are operational 24/7, Kieber is requesting a procedure and documentation of the procedure be initiated by WPM. As WPM inspects Ponds units, they will insure that thermostats are in working order and that thermostat batteries are good. Owners of units that are not inspected will be on notice of their responsibility to insure that their systems are operational and will be liable for any damages resulting from a breakdown of the system. McGuire suggested that the checklist and notice should include the general operation of the furnace; smoke detector batteries working; and thermostat batteries working. Furnace filter cleanliness should also be checked and replacement made if needed.

**8. Furnace filters.**

Pansing was told by All American Heating that he needs only one filter in his furnace. Interior units have different furnaces than end units. There are cleanable/reusable filters in the interior unit furnaces. End units require replacement filters in the return air vents. Clarification should be made to all owners.

**9. Eagles Nest grant application.**

Application for two separate grants have been made to the Eagles Nest Board. One is for a slide. One is for a see-saw. Photos of park benches and improvements on the west island which were partially funded by Eagles Nest grants in 2009 were included with the applications.

**10. 2010 landscape contract.**

Kieber will ask the Board for suggestions to be included in requests from contractors for the 2010 landscape maintenance contract.

**11. Snowstakes/snow removal**

The Ponds area has been walked through twice with the Premier owner and WPM supervisor to determine where snowstakes are to be installed and where snow storage will be located. To prevent possible damage, some sprinkler heads were relocated by Neils Luncford. Other areas subject to potential damage have been marked.

**12. Ponds replat.**

Kieber will visit with the Silverthorne SPORT committee to ask for a release of an easement south of 130 Allegra Lane.

**13. Roof drainage.**

**Roof downspouts on Allegra Lane middle units will be redirected to pull water away from the building and onto the driveway. Kieber has ordered material which will be connected to existing downspouts and will be installed soon. WPM will relocate the concrete drains.**

**Motion to adjourn by Pansing. 2<sup>nd</sup> by Massiglia. Passed. 4:35PM.**