

**THE PONDS AT BLUE RIVER HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**Friday, November 19, 2010 at 3:00 PM**  
**170 Allegra Lane**

**1. CALL TO ORDER**

President, Bob Kieber, called the meeting to order at 3:05 pm.

Board members in attendance were:

Bob Kieber  
Jay Pansing  
Dave Raymond  
Maureen McGuire  
Judy Massiglia

Representing Summit Resort Group were Kevin Lovett, Peter Schutz and Deb Borel.

**2. APPROVE PREVIOUS MEETING MINUTES**

Jay made a motion to approve the minutes of the October 8, 2010 Board Meeting as presented. Dave seconded and the motion carried.

**3. FINANCIAL REPORT**

The financial report was presented as follows:

- ❑ October 31, 2010 close financials report:
  - \$42,145.35 in the operating account
  - \$107,277.05 in the Alpine Reserve Account
  - \$25,000 in 4 CD's
  - \$50 in Colorado State Checking
- ❑ Transfer of \$55,000 from reserves to operating was made for Reconstruction and \$21,000 transfer from operating to reserves was made for operating surplus 2009-2010 fiscal year
- ❑ Note-October 31, 2010 P & L reports that \$4,424.21 under budget in operating expenses.
- ❑ Three months working capital from sale of 124 Robin and 173 Robin collected
- ❑ CPA working on tax return
- ❑ Audit will be performed again next year
- ❑ Notification of budget planning meeting will be sent one month early to announce date and time for more input from homeowners.

**4. CONSTRUCTION UPDATE**

- ❑ The furnace vents are complete
- ❑ County inspections have been done
- ❑ Check has been released from escrow
- ❑ Some repairs in attic were necessary and are complete

## **5. DESIGN OF STREET LIGHTS**

- ❑ Seth Clark of Signature Stone presented options for stone pillars for lighting throughout subdivision.
  - Discussed using left over stone from buildings
  - Discussed using another contractor for building pillars and placing stone on top
  - Seth Clark will prepare a couple of options with pricing and get back to Bob Kieber and SRG.
  - Maureen will look into lighting options and get back to the board with options.

## **6. MOTIONS VIA EMAIL**

- ❑ No update

## **7. MANAGING AGENTS REPORT**

- ❑ Gutter clean out 190 Robin-Nevicosi to complete. Owner asked contractor to wait until more leaves fall.
- ❑ Unit back patio shoveling-seven homeowners have asked SRG to do shoveling. Homeowners will be billed in December for shoveling. Contract runs from December-April, however, SRG did shovel patios after last snow.
- ❑ Snow stakes have been placed throughout subdivision
- ❑ Snow plow contractor walk through complete
- ❑ Irrigation caps installed/reducer valves removed
- ❑ Trash removal bids obtained. Board decision to hire Timberline for trash pick up. SRG will make arrangements for the switch. SRG will have Timberline put in dumpsters with bars.
- ❑ Internet install complete
- ❑ Insurance limits were discussed. It was decided that current coverage is adequate.

## **8. LANDSCAPING**

- ❑ Judy Massiglia will continue as chair
- ❑ New design has been prepared with convex design and boulders on the back side
- ❑ Bob will continue talks with Mary Hart to come up with bidding documents so the next step can be taken
- ❑ Bob, Dave, Kevin and Peter will meet to discuss SRG involvement of 2011 landscape maintenance
- ❑ The Fire Department turn-around south of 190 Robin has been abandoned and plans to re-vegetate will be considered.

## **9. OTHER MATTERS**

- ❑ Re-platting-last re-platting done in 2000-2001.
- ❑ Hot tub compliance
  - SRG will contact County regarding which hot tubs have permits on file.
  - For those that are not permitted, SRG will inquire about the next step.

- HOA will require that those without permits to be permitted.
- ❑ Distribution of revised Rules and Regulations
  - Shane will place in units as he does his next security checks.
- ❑ Bald Eagle Entrance Sign
  - Town says to turn in request for sign permit
  - No license agreement is in place. Must go to council regarding license agreement. Ponds will talk to Angler Mountain Ranch about a design to present to council, as well as maintenance plan
- ❑ Eagles Nest Grant Application
  - Dave Raymond will attend the Eagles Nest meeting on December 2, 2010 at 7:00 to present grant request.
  - Grant application will be for reimbursement for Bald Eagle Entrance sign.

#### **10. EXECUTIVE SESSION**

None

#### **11. ADDITIONAL INFORMATION**

#### **12. NEXT MEETING**

The next Board of Directors will be January 14, 2011 at 3:00 pm at 104 Allegra Lane.

#### **13. ADJORNMENT**

At 5:00 pm, Jay moved to adjourn; Dave seconded and the motion carried.

Approved By: \_\_\_\_\_  
Board Member Signature

Date: \_\_\_\_\_