

**THE PONDS AT BLUE RIVER HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
October 9, 2009**

The Ponds at Blue River Homeowners Association Board of Directors met on October 9, 2009, at the Wildernd Conference Center. Directors Robert Kieber, Maureen McGuire, Jay Pansing, and Dave Raymond were in attendance. Present from Wildernd Property Management was Karen Harsch-Director of HOAs, and Brian Ball-HOA Liaison. President Kieber called the meeting to order at 3:00 p.m.

APPROVAL OF MINUTES

Minutes from the September 11, 2009, Board of Directors meeting were included in the meeting packet.

RESOLUTION: Upon motion made, duly seconded, and unanimously carried, the minutes of the September 11, 2009, Board of Directors Meeting were approved as presented.

OPEN BOARD POSITION

The Board briefly discussed the open Board position. Several owners have shown interest in the position. The Board will contact each interested owner to further discuss the appointment.

FINANCIAL REPORT

Mr. Raymond reviewed the financial status of the Association. Moneys held in the reserve account have been moved from US Bank to Grand Mountain Bank due to a higher interest rate offered by Grand Mountain. It was noted that the Board was able to negotiate down an invoice from Neils Lunceford, saving the Association more than \$1,000. The Board will investigate the possibility of transferring assets to a CD after all reconstruction related bills have been paid.

CONSTRUCTION UPDATE

Issues regarding the roof vents have continued. Mr. Kieber will participate in a conference call between Board attorney Mark Thompson and PIE Principal Paul Duncan to discuss these issues.

ROOF DRAINAGE

Drainage issues related to the placement of longer downspouts on the interior units on Allegra Lane. Several ideas on the downspouts were discussed. The Board will more closely examine the placement of the downspouts and consult with Turner Morris on possible solutions.

LANDSCAPE MAINTENANCE CONTRACT

2009 Maintenance Contract: The Board continues to review the previous landscaping contract with Neils Lunceford. There are still some outstanding issues with Neils Lunceford concerning their invoice procedure and their warranty on the replacement trees.

2010 Maintenance Contract: Ideas were entertained on how to proceed with the drafting of the 2010 landscaping contract. Issues as noted above were discussed along with the possibility of bidding out different areas separately, as opposed to the all inclusive 2009 contract. The Board will continue to discuss ideas and plans to draft proposals after the new year.

OWNER REQUESTS

111 Allegra Request One: The owner requested of the Board to thin the willows along the shore line of the north pond adjacent to the unit. The Town of Silverthorne has already approved similar measures along areas of the pond on the Town's property. In light of this the Board approved the request.

RESOLUTION: Upon motion made, duly seconded, and unanimously carried with one abstention, the Board approved the request as stipulated above.

111 Allegra Request Two: The owner requested that the Board amend the parking rules and regulations. The request pertained specifically to the prohibition of parking trailers over night. The Board asked that the owner present a more detailed amendment to the rule before proceeding.

EAGLE'S NEST GRANT APPLICATION

Mr. Kieber presented to the Eagle's Nest Board a review of how grant money was spent by the Association last year and possible uses of grant money this year. Mr. Kieber explained that Eagle's Nest intends to promote the addition of permanent fixtures to its sub associations. The Board discussed the possibility of installing play ground equipment in the pocket parks.

REPLATTING

Mr. Kieber presented the proposal for the replatting of certain easements on the property to the Town of Silverthorne at the previous council meeting. Staff with the Town of Silverthorne will work with Mr. Kieber to further review the proposal and determine a course of action.

OWNER PLANTING REGULATIONS

Several plantings by owners have been noticed even though the moratorium on new plantings is in effect. The Board discussed the possibility of making the moratorium permanent. Additionally, the Board will further review the planting regulations to clear up any inconsistencies and provide guidelines to ensure a uniform look to the complex.

SNOW PLOWING

Mr. Kieber has meet with property management and the snow plow contractor to review the placement of road markers and areas of snow storage.

NEXT MEETING DATE

The next meeting of the Board of Directors will be held November 13, at 3 p.m. Due to a scheduling conflict, the Wildernest Conference Center will be unavailable on that date. A location will be determined at a later time.

ADJOURNMENT

The meeting adjourned at 5:05 p.m.