

THE PONDS AT BLUE RIVER HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Friday, October 8, 2010 at 4:00 PM
170 Allegra Lane

1. CALL TO ORDER

President, Bob Kieber, called the meeting to order at 4:05 pm.

Board members in attendance were:

Bob Kieber
Jay Pansing
Maureen McGuire
Judy Massiglia

Homeowner, Ann Brewster, was present. Representing Summit Resort Group were Kevin Lovett, Peter Schutz, Deb Borel and site manager, Shane Carr.

2. APPROVE PREVIOUS MEETING MINUTES

Maureen made a motion to approve the minutes of the September 17, 2010 Board Meeting as presented. Judy seconded and the motion carried.

3. FINANCIAL REPORT

The financial report was presented as follows:

- ☐ September 30, 2010 (2009-2010 fiscal year end) close financials report that the Ponds at Blue River had a balance of \$14,127.55 in Operating (note, transfer of \$55,214.54 is due to be made from reserve to operating resulting in an actual operating balance of \$69,342.09) and \$135,804.14 in Reserve (with \$55,214.54 transfer, actual balance of \$80,589.60).
- ☐ Four \$25,000 CD's were purchased from Colorado State Bank and Trust at a rate of 1.75%, 17 month. Balance is \$25,000 in each.
- ☐ Colorado State Checking balance is \$50.
- ☐ September 20, 2010 P & L reports closed year \$21,936.54 under budget in operating expenses. Maureen made a motion to move funds into reserve account. Judy seconded and the motion carried.
- ☐ Two units close this month. SRG to watch out for working capital deposit and verify.
- ☐ SRG will call Laura Snow at Swift and Quandt to complete tax return.

4. ELECTION OF OFFICERS

- ☐ Jay motioned and Judy seconded to have slate of officers as follows:
 - o President-Bob Kieber
 - o Vice President-Jay Pansing
 - o Secretary/Treasurer-Dave Raymond
 - o Director-Maureen McGuire
 - o Director-Judy Massiglia

5. CONSTRUCTION UPDATE

- ☐ Mark Thompson is holding PBR money for furnace vent project.
- ☐ All Robin furnace vents are complete and have been inspected. All buildings on the west side of Allegra are complete.
- ☐ All pipes will be extended by Tuesday.
- ☐ County will complete final inspection.
- ☐ Repair work is being done to a few units during the process. The work is to repair minor items identified during the vent work.

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.
- ☐ Electric Items
 - o 117 Allegra- exterior lighting electrical repairs complete
 - o 133/135 Allegra-Pedestal lights repaired
- ☐ Snow Plow
 - o Board voted to have Premier (same as last year) do the snow removal for Ponds for the 2010-2011 season.
 - o SRG will shovel back decks from December-April for \$30 per month per homeowner. Must sign up for entire season in order to receive service. SRG will send an email to homeowners with this information.
- ☐ Irrigation blow out complete
- ☐ Trash removal service change pending-SRG to power wash enclosures
- ☐ Internet will be installed on October 12-13.
 - o Notice was sent to owners
 - o Billing will begin November 1, 2010

8. LANDSCAPING

- ☐ Board will provide feedback at next meeting on the good and bad of 2010 landscaping.
- ☐ Will discuss the involvement of SRG in the landscaping at next meeting.
- ☐ Mary Hart and Bob will discuss 4 corners further.
- ☐ Landscape committee would like to see the 4 corners less "formal"
- ☐ Bob will attend Eagles Nest HOA meeting to discuss grants for next year.

9. OTHER MATTERS

- ☐ Town took metal gate down located north of the pump house on Robin Drive.
- ☐ Lighting throughout subdivision-board will give recommendation of design.

10. EXECUTIVE SESSION

None

11. ADDITIONAL INFORMATION

12. NEXT MEETING

The next Board of Directors will be November 12, 2010 at 3:00 pm at 170 Allegra Lane.

13. ADJORNMENT

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

Approved By: _____
Board Member Signature

Date: _____