

**THE PONDS AT BLUE RIVER HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
Friday, January 13, 2012 at 4:00 PM  
170 Allegra Lane**

**1. CALL TO ORDER**

Bob Kieber called the meeting to order at 4:00 pm.

Board members in attendance were:

Bob Kieber  
Maureen McGuire  
Jay Pansing  
Dave Raymond  
Joanna Hopkins

A quorum was present.

Homeowners Mike Lyons and Todd Vitale (100 Allegra) were also present

Representing Summit Resort Group were Kevin Lovett, Deb Borel and site manager Shane Carr.

**2. APPROVE PREVIOUS MEETING MINUTES**

Dave made a motion to approve the minutes of the December 9, 2011 Board Meeting. Maureen seconded and with all in favor, the motion carried.

**3. FINANCIAL REPORT**

The financial report was presented as follows:

December 31, 2011 close financials report:

- \$58,256.44 Operating Checking account rate .02%
- \$131,805.40 Reserve Account (MM) .4%
- \$25,437.85 in each of the 4 CD's - expired 1/3/12, current rate 1.7%, 17 mo with Co State Bank and Trust  
\*note, these CD's have been closed upon maturity\*
- P & L reports \$4,407.81 under budget in operating expenses.
- "Desired Account" balances:
  - Operating like to have at least \$25k (on average) (currently getting .01)
  - Reserves \$100k, for 2012 projects (currently getting .33)
  - CD's \$150k to be placed into CD's; possibly broken into three, \$50k CD's
    - Total = \$275,000 (average balance)

Shopping \$150k worth of CD's

- Maureen made a motion to put up to \$150,000 into Millennium Bank CD's at a rate of 1.3% for three years. This would include no penalty for a one-time

withdrawal, with the bank President's signature as confirmation. Joanne seconded and with all in favor, the motion carried. Bob abstained from voting.

#### **4. BOARD MOTIONS VIA EMAIL**

- ❑ No board motions via email

#### **5. MANAGING AGENTS REPORT**

- ❑ No verbal report presented; report from packet included a report of completed items to include:
  - Routine sec checks, freeze checks
  - Freeze ups 170R and 146A resolved
  - Routine snow removal
  - Removed survey stakes
  - RE reattach loose corbel -110/112 Robin
  - Turner Morris - replaced missing downspout 170R (free)
  - Amendment Recorded

#### **7. LANDSCAPING**

- ❑ Angler Mountain Agreement-with Tim Crane still in the works. Attorney, Mark Richmond is handling the paperwork.
- ❑ Fence south of 100 Allegra Lane – Fence discussion is tabled.
- ❑ Eagles Nest grant application for \$1,500 has been submitted.
- ❑ 2012 Landscape Maintenance plans-
  - Board is asked to email Bob with landscape ideas for 2012.
  - SRG will call VIC Landscaping to begin the negotiating process for 2012 maintenance.
  - Initially, no other bids will be obtained.

#### **8. OTHER MATTERS**

- ❑ Parking
  - Owners Mike Lyons and Todd Vitale were present to discuss the parking issues they have been having. They have been cited for parking too many vehicles outside the garage overnight.
  - Bob stated that there was a parking issue with not enough parking in the subdivision during holidays and spring break. The majority of the violations are from renters. Rules state that no more than one vehicle is permitted to be parked outside the garage overnight. He also said that garages were not for storage, but for vehicles.
  - Todd Vitale clarified that their unit was not a rental, but they did have colleagues occasionally stay there.
  - They do have a raft on a trailer in the garage, but per Declarations, vehicles are permitted in the garage.

- Mike Lyons questioned whether the area in front of the garage was common element or limited common element. Board stated that it was common element.
- Owners of 100 Allegra have been given permission by the board to park more than one vehicle overnight until board has met to re-visit parking rules. Once new rules have been put into place, a copy will be sent to owners for input. Parking violation has been suspended.
- Lighting along Allegra-Maureen will look into lighting options.
- Reconstruction Experts Warranty work-still in discussions with RE
- Ice maker-Shane will turn ice makers off in unoccupied units when he turns off the water. Owners will be notified of this process.
- Janet Humphrey freezing pipes and insulation issue-After inspection and further review from the board, it is determined that the HOA has no responsibility regarding this matter.
- Insurance Claim and Deductible Resolution-Jay will review it and get back with Bob within 7 days. Vote will be taken via email.
- Furnace-SRG will do research to see if anyone besides the current provider, can service Rinnai/Trane furnaces. A recirculating pump for cleaning is preferred.
- Lights along Allegra-Maureen will continue to get pricing and information on lighting. Will call One Source in Frisco for ideas.
- Conduct at Meeting Policy-Board will review and contact Kevin with changes.

#### **9. EXECUTIVE SESSION**

- There were no executive session items to discuss.

#### **10. NEXT MEETING**

- The next Board of Directors meeting will be held February 10, 2012 at 4:00 pm.

#### **11. ADJORNMENT**

- At 5:45 pm, Dave moved to adjourn; Jay seconded and the motion carried.

Approved By: \_\_\_\_\_

Board Member Signature

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