

**THE PONDS AT BLUE RIVER HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
September 30, 2008**

The Ponds at Blue River Homeowners Association (HOA) Board of Directors met on September 30, 2008, at the Wilderrest Commercial Center. Directors Robert Kieber, Jay Pansing, Dallas Knudson, Dave Raymond and Pepper Leavine were present. Also in attendance was owner Ann Brewster. Barb Walter represented Wilderrest Property Management (WPM). President Kieber called the meeting to order at 4:00 p.m.

APPROVAL OF MINUTES

RESOLUTION: Upon motion made by Mr. Knudson, duly seconded by Mr. Raymond, and passed unanimously, the minutes from the Board meeting on September 22, 2008, were approved as written.

RECONSTRUCTION CONSIDERATIONS/PROPERTY ISSUES

While waiting for Tim Glasgow from Neils Lunceford Landscaping to arrive, Mr. Kieber reported on the status of the following items:

- One bid has been received from Strategic Fence for a 3-sided fence behind the dumpsters.
- The bid for a split rail fence on the berm on the west side of Robin Drive has not yet been received. The owner of the neighboring land will be approached for permission prior to installation of the fence.
- RE's corporate counsel has written a letter to Anderson Air, LLC, regarding the furnace issues.
- Numerous invoices from RE have been received recently but some are for non-billable work; all invoices are being carefully reviewed prior to payment approval.
- The most recent property punch list was sent to RE earlier today. RE's electrician is in the process of checking the heat tape and has already found numerous problems with breakers, circuits and other equipment. Representatives will be on property next week to review the stonework, the siding and the exterior paint.

LANDSCAPING ISSUES

After the arrival of Tim Glasgow, Mr. Pansing outlined the major concerns and questions regarding the landscaping project.

- The main entry does not have the expected signature appearance; the current vegetation in that area looks scruffy and inadequate because of the lack of irrigation.
- It appears that irrigation was added only for the new plantings and not existing plants.
- Screening of utility boxes is unsatisfactory.
- More color was anticipated in plantings rather than the abundance of dry, colorless rocks.

Mr. Glasgow responded to the Board's concerns and presented other information related to the scope of the landscaping project.

- There is irrigation at the four corners of the entrance and the system can be expanded to hit some of the grass areas but not the entire area without adding extra irrigation lines. This area is being seeded next week; the seed growth should survive without supplemental irrigation. There is also enough existing irrigation for the survival of the perennial beds and the trees. The focus in the four corner areas was perennial plantings for color rather than grass. However, Ms. Brewster pointed out that the primary color in this area appears to be gold, which blends into the fall scape; Mr. Glasgow will review the intended color scheme.
- Irrigation was added for only the new plantings because the existing plants have survived for two years without irrigation. Plants and trees planted before winter will survive if they receive enough natural moisture. There is a possibility that some of the old irrigation lines for the original spray system on the berm can be salvaged to reinstate a spray system; this will be considered next spring.

- Per code, plantings cannot be placed too close to utility boxes. Some evergreens have been planted for screening but consideration was given to line of site issues necessary to completely screen the boxes. Mr. Glasgow offered to review this issue, do locates again, and plant as many shrubs around the utility boxes as possible but this will be at an additional cost. The Board will consider additional plantings next spring.
- When asked about the inconsistent screening between patios, Mr. Glasgow responded that the landscape plan was not a construction document and, therefore, did not include specific instructions for definite installations in exact locations. This issue can also be addressed at an additional cost.
- The original trees may not survive because of the stress of construction and lack of irrigation; however, it may be more cost effective to replace trees as they die rather than install a more extensive irrigation system. Deep root fertilization is recommended for all trees next year.
- Owners may add their own plantings to the new beds as long as the newly planted items are not disturbed. The new drip system in the beds can be extended but not to the extent that it compromises the effectiveness of the water distribution.

Mr. Glasgow concluded by expressing his desire for the HOA to be completely satisfied with Neils Lunceford's work and indicated that corrections will be made next year if necessary. The Board agreed that Neils Lunceford should complete the planned installations and the entire project will be evaluated in the spring.

Mr. Glasgow departed the meeting.

Ms. Brewster asked the Board's permission to plant mature perennials in the wildflower hydro-seeded areas to encourage immediate blooming next year rather than waiting two years for the seed mix to take hold.

RESOLUTION: Upon motion made by Mr. Knudson, duly seconded by Mr. Leavine, and unanimously passed, owners may install perennials from the approved Neils Lunceford list in the hydro-seeded areas adjacent to their own unit.

RECONSTRUCTION CONSIDERATIONS/PROPERTY ISSUES (continued)

Mr. Kieber continued his updates on the following items:

- The bike path is 80% complete.
- The water pipe easements still need to be defined.
- Replatting to allow for patio extensions will not be pursued at this time.

NEXT MEETING DATE

The next meeting will be scheduled as the need arises.

ADJOURNMENT

Upon motion made and duly seconded, the meeting adjourned at 5:25 p.m.