

**THE PONDS AT BLUE RIVER HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
September 22, 2008**

The Ponds at Blue River Homeowners Association (HOA) Board of Directors met on September 22, 2008, at the Wilderrest Commercial Center. Directors Robert Kieber, Jay Pansing, Dallas Knudson, Pepper Leavine and Dave Raymond were present. Also in attendance were owners Ann Brewster and Renie Knudson. Barb Walter represented Wilderrest Property Management (WPM). President Kieber called the meeting to order at 8:00 a.m.

**APPROVAL OF MINUTES**

**RESOLUTION:** Upon motion made by Mr. Pansing, duly seconded by Mr. Knudson, and passed with one abstention, the minutes from the Board meeting on August 16, 2008, were approved as written.

**RESOLUTION:** Upon motion made by Mr. Pansing, duly seconded by Mr. Leavine, and unanimously carried, the minutes from the Board meeting on August 25, 2008, were approved as written.

**RESOLUTION:** Upon motion made by Mr. Pansing, duly seconded by Mr. Raymond, and unanimously carried, the minutes from the Board meeting on September 11, were approved as corrected.

The minutes from the Annual Meeting on August 16, 2008, were also reviewed, corrected and approved for distribution to the owners and for posting on the HOA website.

**FINANCIAL REPORT**

The draft of the August financials was provided during the meeting and will be reviewed at a later date.

**RECONSTRUCTION CONSIDERATIONS**

Lien Issue – Mr. Kieber reported that there were no actual liens filed to date by the concrete subcontractor.

Change Order #25 – This work order was approved at the September 11, 2008, Board meeting. RE has verified that the cost to repair the roof vents on the remaining 59 units will be \$13,629.00. An amended change order will be requested for signing so that the work can begin immediately. However, Mr. Kieber will continue to negotiate the cost.

August 2006 Work Order – Since RE cannot locate a signed copy of this work order for regrading around the sidewalks and various other work and because the work was never completed, it will be tabled for discussion until next Spring.

Asphalt Issues – Although RE indicates all asphalt work has been completed, there are still areas identified on the 2008 spring walk through that have not been addressed. Mr. Kieber is meeting with RE later today to resolve the outstanding issues. A-Peak Asphalt is tentatively scheduled to do the crack seal project in mid to late October; notices will be distributed to the owners upon notification of the exact date.

Property Punch list – Mr. Leavine distributed his latest version of the property punch list and asked all Board members to review it. Once confirmed, Mr. Kieber will write an email communication to be sent to all owners regarding the status of punch list items.

## **LANDSCAPING UPDATE**

Information on additional landscaping projects was reviewed by the Board and the following decisions were made:

**RESOLUTION:** Upon motion made by Mr. Pansing, duly seconded by Mr. Knudson, and unanimously carried, sod will be installed by Neils Lunceford in the two pocket parks for \$15,927 with the credit of \$9,200 for the cancelled cobble rock in the TOS right-of-ways to be applied toward the cost of the sod project.

**RESOLUTION:** Upon motion made by Mr. Pansing, duly seconded by Mr. Knudson, and unanimously carried, the credit for not planting about 36 Miss Kim's shrubs will be used by Neils Lunceford for the planting of about 6 Englemann spruce trees to screen Bald Eagle Road.

**RESOLUTION:** Upon motion made by Mr. Pansing, duly seconded by Mr. Raymond, and unanimously carried, the drainage ditch at 130 Allegra will be filled in by Neils Lunceford without the proposed perforated pipe at an estimated cost of \$1,200 (less the pipe material price) subject to the Board's visual site review of the area.

**RESOLUTION:** Upon motion made by Mr. Pansing, duly seconded by Mr. Raymond, and unanimously carried, the drainage issue between units 166 and 170 Robin will be corrected by Neils Lunceford but the estimated cost of \$1,200 will be negotiated by Mr. Kieber because the Board feels the problem was created by NL.

**RESOLUTION:** Upon motion made by Mr. Pansing, duly seconded by Mr. Leavine, and unanimously carried, Neils Lunceford will install drainage structures near the bike path retaining wall at an estimated cost of \$1060 but Mr. Kieber will attempt to have the TOS cover the cost because the damage was caused by the path installation.

The proposal to install sod at the 4 way stop on Bald Eagle Road was tabled because there is currently no irrigation in this area. There was extensive discussion regarding the previous issues and the feeling that they speak to the inadequacy of the master plan provided by Neils Lunceford. Tim Glasgow will be invited to the next Board meeting to address these issues. Mr. Pansing will compile a list of topics to review with Mr. Glasgow at the meeting.

Owner Planting Procedure – The Board reviewed the draft policy for owner planting procedures previously provided by Mr. Kieber. Because many owners have requested approval for plantings in the immediate future, the Board decided to allow limited planting this fall and will continue to confirm the entire policy.

**RESOLUTION:** Upon motion made by Mr. Pansing, duly seconded by Mr. Raymond, and unanimously carried, owners are permitted to plant perennials and annuals pursuant to the Neils Lunceford list in flowerbeds established by Neils Lunceford, but only in those beds with exposed soil.

Electrical Line Repair – Mr. Kieber reported that a bill has been submitted by Neils Lunceford for \$816 for the repair of heat tape electrical lines because the lines were not marked. He has requested details regarding how the lines were repaired and by whom before approving payment.

Owner Requests – Ms. Brewster requested permission on behalf of the owners at the end of Robin Drive to plant wild flowers in that area; the Board instructed her to submit a written request. She also reported that she has fertilized and cleaned out various areas on the property and asked why the new irrigation only services the new plantings. It was confirmed that per the NL contract, the new irrigation does not service previous plantings because they should be established by this time.

**RESOLUTION:** Upon motion made by Mr. Knudson, duly seconded by Mr. Raymond, and unanimously carried, Ms. Brewster was authorized to use the remaining NL credit to purchase a deep root feeder and any other supplies needed for her continuing landscape efforts.

**OTHER MATTERS**

184 Robin Owner Concerns – Mr. Kieber and Mr. Pansing will write a letter to the owner addressing the Board's response to the superficial damage to the concrete patio.

121 Allegra Hot Tub – The Board did not authorize the painting of the hot tub enclosure and will advise the owner to discuss the issue with RE.

Patio Extension Policy – Discussion on this matter was tabled to a future Board meeting.

Exterior Alteration Policy – Mr. Leavine has developed a draft policy but discussion was tabled to a future Board meeting.

**NEW BUSINESS**

Recycling – Mr. Raymond contacted Waste Management and is working with them to establish how many recycling bins will fit into a dumpster enclosure.

Hi Speed Internet Service – Mr. Snyder has received preliminary information from Comcast for HSIS for \$9.95 per month; further details will be provided to the Board upon receipt.

Newsletter – A newsletter will be produced in the near future. Topics will include details on the property punch list items and a reminder to pick up after pets.

New Dues Coupons – Dues coupons will be sent immediately to the owners as the new fiscal year begins on October 1, 2008.

**NEXT MEETING DATE**

The next meeting was scheduled for Tuesday, September 30, 2008, at 4:00 p.m. at the Wildercrest Commercial Center conference room.

**ADJOURNMENT**

Upon motion made and duly seconded, the meeting adjourned at 10:05 a.m.