

**THE PONDS AT BLUE RIVER HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
September 11, 2009**

The Ponds at Blue River Homeowners Association Board of Directors met on September 11, 2009, at the Wildernest Conference Center. Directors Robert Kieber and Maureen McGuire were in attendance. Participating via teleconference was director Jay Pansing. Present from Wildernest Property Management was Brian Ball-HOA Liaison. President Kieber called the meeting to order at 3:05 p.m.

APPROVAL OF MINUTES

Minutes from the August 22, 2009, Board of Directors meeting were included in the meeting packet.

RESOLUTION: Upon motion made, duly seconded, and unanimously carried by the directors in attendance, the minutes of the August 22, 2009, Board of Directors Meeting were approved as presented.

SELECTION OF OFFICERS

At the conclusion of a short discussion, it was resolved to select officers as follows: Mr. Kieber-President; Mr. Pansing-Vice President; Ms. McGuire-Board Member at Large; and Dave Raymond-Secretary/Treasurer. One Board Member at Large position, to be appointed by the Board, remains open. Any owner interested in filling the open position is urged to contact the Board.

FINANCIAL REPORT

As financial statements are prepared on the 20th of each month, there was no financial discussion.

CONSTRUCTION UPDATE

Furnace Vents: Mr. Kieber has been in contact with the HOA's attorney and believes the Association is close to a no-cost settlement for the extension of the vents. Reconstruction Experts will provide plans for the correction of the vent issue to the Board for their review. It was noted that during the preceding winter no furnaces in units on Robin Drive failed.

Roof Drainage: The three bedroom units on Allegra have been experiencing drainage problems due to the location of downspouts, which currently empty into the planting areas next to the units, causing the water to pool by the sidewalks. Various ways to correct the problem were discussed, including extending the downspouts across the sidewalks or extending the gutters around the units so the downspouts empty between the garages. The Board will further investigate the feasibility of these and additional options.

LANDSCAPE MAINTENANCE CONTRACT REVIEW

The Board discussed various points of the 2009 landscape contract with Neils Lunceford. Several areas of concern were noted, including the amount of mowing, times and lengths of watering, and failure of the sod to take hold. Mr. Kieber also expressed frustration that there was more than one point of contact with Neils Lunceford, making communication with them difficult. The Board will take these concerns, and those issues raised at the annual meeting, into account when negotiating the 2010 maintenance contract.

LANDSCAPING

A concern regarding unauthorized plantings and landscaping alterations was raised. After reviewing the rules pertaining to approved plantings, it was determined that in order to keep the uniformity of the complex consistent and to clarify the rules, a moratorium would be placed on all further plantings and landscaping changes (excluding those within the formal planting areas) until further notice.

RESOLUTION: Upon motion made, duly seconded, and unanimously carried by the Board members present, a moratorium has been placed on all plantings and landscape changes by owners on common areas around units and between the front of units and Town of Silverthorne property, excluding the formal planting areas.

156 Robin Request: The Board entertained a request for a variance of the landscaping rules. A request for installation of synthetic grass was denied. A second request for the planting of Columbines was accepted as Columbines are on the pre-approved list, and on condition that they would be planted only in the formal planting areas.

RESOLUTION: Upon motion made, duly seconded, and unanimously carried by the Board members present, part one of the request by 156 R related to installation of synthetic grass was denied and part two related to the planting of columbines was accepted, as stipulated above.

OTHER MATTERS

Association Replatting: Mr. Kieber reviewed his replatting presentation, which he will present to the Town of Silverthorne Council at the September 23, 2009, Town Hall Meeting. Mr. Kieber will negotiate for the replatting of seven easements, although he expects that only three will be accepted.

Hot Tub Compliance Update: There has been one complaint raised in regard to hot tubs on the property not in compliance with the rules and regulations. Mr. Kieber and RE had previously discussed the issue as to the placement of the problem hot tub. It was determined that the owner was not at fault and the issue could not be corrected.

2009/2010 Snowplow Contract: The Board reviewed a contract with Premier Property Services negotiated by Tony Snyder on behalf of the Association. Although there were some problems the previous year concerning liability of damage to the sprinkler system, the overall service provided was good, and the Board accepted the new contract.

Eagle's Nest Association Grant Process: Mr. Kieber reported that the Eagle's Nest Master Association is preparing to review grant requests, in which they have allocated \$3,000 for the various Sub-Associations. The Eagle's Nest meeting that will determine the allocation of grants will be held on October 12, 2009. The Eagle's Nest Board will entertain ideas for use of any potential grant money from the membership. Mr. Kieber noted that due to the large grant received last year, Eagle's Nest might not allocate as much money this year.

Annual Meeting Picnic: All members of the Board expressed their satisfaction with the picnic, noting that approximately 100 owners were present and that it was held for a cost of less than \$2,100.

NEXT MEETING DATE

The next meeting of the Board of Directors will be October 9, 2009, at 3 p.m. in the Wilderndest Conference Center.

ADJOURNMENT

The meeting adjourned at 4:05 p.m.