

THE PONDS AT BLUE RIVER HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Saturday, September 17, 2010 at 4:00 PM
170 Allegra Lane

1. CALL TO ORDER

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

Board members in attendance were:

Bob Kieber
Dave Raymond
Jay Pansing

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

2. APPROVE PREVIOUS MEETING MINUTES

Jay Pansing made a motion to approve the minutes of the August 17, 2010 Board Meeting with one change. Dave Raymond seconded and the motion carried.

3. FINANCIAL REPORT

The financial report was presented as follows:

August 17, 2010 close financials report that the Ponds at Blue River has a balance of \$56,947.18 in Operating and \$131,047.34 in Reserve.

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.

Check has been cut for the vents for \$50,515.26 and is in escrow at Land Title.

Asked for Peter to clarify what Operating Equity and Equity Replacement Reserve are. Peter will ask accountant.

SRG will look into when the association starts cutting service for non-payment of dues.

Board would like SRG to state full amount of monthly dues, then line item what each is for. Deb will ask Maxine (SRG accounting) if that is possible.

4. CONSTRUCTION UPDATE

Permits will be received and county will inspect after the construction is complete.

5. MOTIONS VIA EMAIL

The board reviewed the following policies:

- Jay Pansing moved to approve the contract between The Ponds at Blue River, Reconstruction Experts (RE) and Professional Investigative Engineering (PIE) for the closing of the reconstruction at The Ponds and this is to include the

furnace vent repairs. Dave Raymond seconded the motion, a vote was taken and the motion was unanimously approved. This motion is in direct correlation to the motion and vote taken via the Internet of all Board members and it was unanimously approved.

6. LANDSCAPING

- ☐ Discussed continuing with the type of design that Mary Hart created for the four corners.
- ☐ Bob Kieber will talk to Mary Hart and ask her to create a “more open and welcoming” design upon entering the four corner area.
- ☐ Board will notify landscape committee chair Judy to submit suggestions on the four corner plan to the landscaping committee.

7. OTHER MATTERS

- ☐ 164 Allegra-will move electric box for the new hot tub as it is not where originally proposed. It will be moved to the inside of the cove where originally submitted.
- ☐ Kevin Lovett will contact Town of Silverthorne and have them inspect all hot tubs to assure that they are in compliance with current code.
- ☐ Comcast Internet install -Explain to homeowners that the modem that they receive will be the property of Comcast, and not personal property.
- ☐ No exceptions will be made to current sign rules.
- ☐ Board will review feedback from Bob Strong re insurance coverages and place on agenda for next board meeting.
- ☐ A newsletter will be sent to homeowners to include highlights from the annual meeting. Will mention that the Internet vote was 2/3 in favor. Will place website instructions in newsletter.

8. EXECUTIVE SESSION

None

9. ADDITIONAL INFORMATION

10. NEXT MEETING

The next Board of Directors will be October 8, 2010 at 3:00 pm at 170 Allegra Lane.

11. ADJORNMENT

At 5:55 pm, Dave Raymond moved to adjourn; Jay Pansing seconded and the motion carried.

Approved By: _____
Board Member Signature

Date: _____