

# BLUE RIVER RUN HOMEOWNERS ASSOCIATION

## ANNUAL HOMEOWNERS MEETING

*August 14, 2010*

The Blue River Run Homeowners Association held its Annual Meeting on Saturday, August 14, 2010, in the Town Council meeting room of the Silverthorne Town Hall. Directors MaryKay Kelley, Nancy Allen, Wiebe Gortmaker, and Ron Bower were present. The owners listed below attended or were represented by proxy. Representing Wilderndest Property Management (WPM) were Karen Shramo - HOA Liaison, Daniel Vlcek - Director of Off-mountain Properties, and Francisco "Paco" Ortiz - Resident Manager. Ms. Kelley called the meeting to order at 10:04 a.m.

### ROLL CALL AND CERTIFICATION OF PROXIES

The following owners present, or represented by proxy, fulfilled quorum requirements of 10% of the membership, as per the Declaration and Bylaws of the Association.

#### *Owners Present:*

<u>Unit #</u>	<u>Owner</u>	<u>Unit #</u>	<u>Owner</u>
101-RR	Peter Novembre	109-C	Michael Epstein
101-RV	Michael & MaryKay Kelley	109-RV	Laurie Segall
103-M	Arlyss Jacobs	110-C	Lewis Biegelsen
104-C	Cynthia Scholz	123-C	Nancy Allen
104-M	Wiebe Gortmaker	128-C	Stephan Horlak
104-RV	George Murray	1370-S	Ronald & Vivian Bower
107-M	Nathan Colburn	1374-S	Sharon Kellstrom
108-RV	Thomas & Joan Kazimour	1517-L	Dianne Chisholm

#### *Owners Represented by Proxy:*

<u>Unit #</u>	<u>Owner</u>	<u>Proxy To:</u>	<u>Unit #</u>	<u>Owner</u>	<u>Proxy To:</u>
102-C	Tatiana Hudec	President	126-C	Paul Schnabel	Stephan Horlack
103-RR	Kenneth Russon	MaryKay Kelley	124-M	Helene Gallivan	President
106-M	James Woodruff	President	125-C	Margaret Baker	President
107-RV	Kaye Greenburg	President	127-C	Margaret Baker	President
108-C	William Kubaska	President	135-C	Kenneth Cohen	Tom Cousino
114-C	Marie Crossley	President	1372-S	Gregory Kubala	President
119-C	Kenneth Schneider	President	1529-L	Brandis Becky Pelletier	President
122-M	Kathleen Whitney	President	1569-L	JoAnn Hartwig	President

### WELCOME AND INTRODUCTIONS

Ms. Kelley welcomed everyone to the meeting after which she introduced the members of the Board and representatives from Wilderndest Property Management.

### APPROVAL OF MINUTES

**RESOLUTION:** Upon motion made, duly seconded and unanimously carried, the minutes of the August 15, 2009 Annual Meeting were approved as written.

### PRESIDENT'S REPORT

Mr. Kelley explained that Barry Spector, the acting President, was out of state and unable to attend the Annual Meeting, so she, as Vice President, would be standing in.

She thanked the owners for attending, and asked that they defer unit-specific questions to the end of the meeting, when they would all be addressed. Ms. Kelley asked owners to consider serving on the Board as there are three positions open. Elections will be held at the end of the meeting.

Ms. Kelley noted that the project is beautiful, and thanked Mr. Ortiz and his crew for their hard work, and also mentioned the landscaping contract with Rocky Top and their work mowing, trimming trees, and repairing sprinklers. The decks were stained last fall and some this spring, and the townhome buildings will be stained in 2012. This is deferred one year in order to have all the townhome units stained at once in a new color scheme to be discussed later. Touch up work will be done in 2011 to help extend the life of the current paint.

Many new signs have been placed around the property; speed limit and children playing signs, resident parking only to discourage bike path users from parking in the complex, and bike path directional signs placed by the Town.

### **COLOR COMMITTEE UPDATE**

Mr. Gortmaker showed samples of color schemes for the townhome buildings that were compiled by a professional designer. Each combination has a body color and a trim color to update and improve the appearance of the buildings. Mr. Gortmaker will continue to explore warranties and costs, but feels that by using better paint and carefully selecting the contractor; the life of the paint could be extended to help offset the added expense of a dual color scheme. An owner suggested that alternating body colors be used on different buildings to help off-set each other, but it was noted that in past years owners objected to this option. The color committee will begin working on options and will talk with contractors about available warranties. The Board and committee will make the final decision on the color scheme.

### **LANDSCAPING REPORT**

Mr. Allen, the head of the landscaping committee, was not available to attend the meeting, so Ms. Kelley, who has assisted with many landscaping projects, gave a brief update.

The north, south, and Legend Lake entryways have been cleaned out and new flowers planted. The fence openings have also been weeded, and wildflower seeds will be sown in the fall and spring. For the last two years, seedlings have been purchased from the CSU extension office and planted around the grounds. The goal is to turn off the irrigation system to the natural areas within the next couple years.

Mr. Allen is focusing on trees and bushes, and has been transplanting aspen seedlings that have sprouted, and is working to camouflage the utility boxes near the townhomes.

WPM will relocate a rock that was placed in the grassy area within the parking lot, but does not appear to serve any purpose. Ms. Kelley will speak with Rocky Top about an owner's concern with the spreading threat of a fungus that attacks aspens. Owners were reminded that they must have permission to plant anything in the common area, including the garden spaces in front of the duplexes, or to remove any existing plants. An owner asked about a dead tree near the river, which will be researched and removed if it is on HOA property.

### **ARCHITECTURAL REVIEW COMMITTEE UPDATE**

Ron Bower, Pete Novembre and George Murray comprise the ARC. The owners were reminded of the following items regarding architectural additions or modifications:

- All modifications and/or additions should match existing conditions.
- The maintenance of any addition is the responsibility of the owner.
- Owners must submit a request to change windows and doors or to add satellite dishes.

The committee explained that their responsibility is to maintain the integrated appearance of the complex. The owners who submitted requests during the past year (all of which were approved) were thanked for following the HOA Covenants.

## **FINANCIAL REPORT**

### Balance Sheet

Ms. Allen reminded owners that all the financial information for the HOA is available online at [www.wildernesshoa.com](http://www.wildernesshoa.com). She reported that the Assets for the period ending July 31, 2010, total \$236,069 and liabilities total \$20,210 resulting in equity of \$215,958. The Balance Sheet also reflects that there is a significant amount of prepaid dues.

### Income Statement

There is a year-to-date profit of \$36,000 in the Operating Account but this is a false representation because some landscaping invoices have not yet been paid. Other items of note included:

- Snow removal is under budget.
- If there is excess Operating profit at year-end, it will be transferred to the Reserve Account.
- The Reserve Account is over budget because the deck staining project was anticipated for 2009 but was completed and paid for in 2010.

### Budget Proposal

The 2010-2011 budget proposal was reviewed. This budget has been approved by the Board and must be ratified by the membership. It includes a \$10 per unit per month dues increase to the Reserve Account for the townhomes and duplexes; there is no increase in dues to the single family homes. Other items noted include:

- A dues increase is needed each year to fund major projects such as the roof replacement scheduled for 2019.
- Many dues increases are necessary to cover annual increases in contract services, such as TV cable.
- The landscape budget includes \$5000 to replant the fence opening beds and to purchase/plant some large trees.
- The expense for water/sewer is accrued monthly but paid quarterly.
- It is difficult to estimate the snow removal cost so the budget is based on the previous five year history.

**RESOLUTION: Upon motion made, duly seconded and approved by the majority of the membership present and represented by proxy, the 2010-2011 budget was ratified as presented.**

## **ELECTION OF DIRECTORS**

There are three terms expiring this year; volunteers for the three terms were Nathan Colburn, Ken Schneider and Dianne Chisholm

The Board meets quarterly and conference calling is available for out-of-town owners that cannot attend a meeting in person.

**RESOLUTION: Upon motion made, duly seconded and unanimously approved, the slate of volunteers as presented was elected to serve three-year terms on the Board of Directors.**

The Board will meet briefly immediately following the Annual Meeting to elect officers.

## **MANAGEMENT REPORT**

Ms. Shramo thanked the owners for their continued use of WPM as their property manager. WPM offers long and short-term rental services, along with housekeeping, carpet and window cleaning, and Repair & Maintenance services. Information on these services, as well as other important information, is available on the entry table.

**OWNER CONCERNS**

The floor was opened for owners to ask questions or air concerns.

- The driveway concrete on some Creek Lane units is being damaged by the snowplow; consideration will be given to widening the driveways at the townhomes with one car garages.
- Ice melt is causing decay at the bottom of the posts that support the duplex roofs.
- The driveway of 107 Mountain Vista has settled and slopes toward the garage.
- Snow storage areas will be reviewed in October.
- It was suggested to plant something at the edges of the drainage pond but it was pointed out that this area is snow storage and also does not have irrigation.

The assembled owners thanked the Board of Directors for their hard work, dedication, and commitment to the HOA.

**NEXT MEETING**

The next Annual Meeting will be held on either August 13 or August 20, 2011, depending on the date of the bike race. There will be a social hour with refreshments beginning at 9:00 a.m. with the Annual Meeting to follow at 10:00 a.m. The location of the meeting will be the Town of Silverthorne Town Council Meeting Room if it is available.

**ADJOURNMENT**

The meeting was adjourned at 12:17 a.m.

**BLUE RIVER RUN HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
AFTER THE ANNUAL MEETING  
August 14, 2010**

The Blue River Run Homeowners Association Board of Directors met briefly following the annual meeting to elect officers and set their meeting schedule.

**ELECTION OF OFFICERS**

The following officers of the Blue River Run Homeowners Association were elected:

- President – MaryKay Kelley
- Vice President – Wiebe Gortmaker
- Treasurer – Nancy Allen
- Secretary – Dianne Chisholm
- Director – Ken Schneider
- Director – Ron Bower (Architectural Review Committee Chair)
- Landscape Committee Chair – Mike Allen

**MEETING SCHEDULE**

The Board will meet as follows at the Wilderrest Commercial Center:

- Friday, October 22, 2010, 4:00 p.m.
- Friday, January 21, 2011, 4:00 p.m.
- Friday, April 8, 2011, 4:00 p.m.
- Friday, July 15, 2011, 3:00 p.m. (budget meeting)

The meeting adjourned at 12:45 p.m.