

**BLUE RIVER RUN HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
January 15, 2010**

The Blue River Run Homeowners Association Board of Directors met on Friday, January 15, 2010, at the Wilderdest Commercial Center. Directors in attendance were Nancy Allen, MaryKay Kelley, Ron Bower, Barry Spector, and Ken Schneider. Owner and Landscape Committee chair Mike Allen was also in attendance. Representing Wilderdest Property Management (WPM) were Karen Harsch – Director of Homeowners’ Associations, Karen Shramo – HOA Liaison, Daniel Vlcek – Director of Off-Mountain Properties, and Francisco Ortiz – Resident Manager. Mr. Spector called the meeting to order at 4:06 p.m.

Ms. Harsch introduced Gary Barr, the new majority owner and CEO of WPM. Mr. Barr has experience in real estate and banking, and hopes to grow WPM and increase the level of daily service through the implementation of new software programs and upgraded IT systems. Mr. Barr thanked the Board for their time and left the meeting.

**APPROVAL OF THE AGENDA**

**RESOLUTION: Upon motion made, duly seconded and unanimously carried, the agenda for the meeting was approved as presented.**

**LANDSCAPING REPORT/PROPOSAL**

Mr. Allen presented a plan to purchase seedlings from the Summit County Extension Office of the Forest Service. He suggested that a small section of the property be focused on each year for with a goal of overall beautification over time. He would like to focus on concealing the utility boxes, and will work with Xcel Energy to identify suitable planting locations. Drought-tolerant and native plants would be used to lessen the impact of watering.

**RESOLUTION: Upon motion made, duly seconded, and unanimously carried, \$250 will be used for the purchase of seedling and the labor to install them so that Mr. Allen may proceed with Phase I of the landscaping plan.**

**APPROVAL OF MINUTES**

Mr. Spector did not recall that the ownership of the sidewalk in front of the bus stop had been determined, and asked that the minutes be revised to show that this was still being researched.

**RESOLUTION: Upon motion made, duly seconded and unanimously carried, the minutes from the October 16, 2009 Board meeting were approved as amended.**

**MANAGEMENT REPORT**

Action List

Ms. Shramo reviewed the Action List and the following particular items were noted:

- Mr. Ortiz and the on-site staff will till the wildflower areas; the Board will supervise this. Wildflower seeds could be purchased from Neils Lunceford for about \$30. Ms. Kelley will request a proposal from Neils Lunceford for improving the North and South entry beds, which will be discussed in April, and will schedule a walk through of the property for early June to discuss weed control.
- Deck staining was not completed on Rocky Run and Range View; those units will be completed in the spring. It was noted that the color used on the South Vista decks is too dark.
- There has been no further communication from the owner of 1521-L. The Board would like a legal opinion on whether the HOA can remove the bulkhead and bill the owner, and if the HOA could be held liable for injuries if it is not removed.

**RESOLUTION: Upon motion made, duly seconded, and unanimously carried the Board will obtain a legal opinion on the situation at 1521-L for a cost not-to-exceed \$550.**

- Ms. Shramo will provide an update to the Board as soon as it is available.

#### Property Management Report

- The doors on the dumpsters were greased twice this month due to the cold temperatures.
- The Board asked that heat tape be checked during security inspections.
- The staff will snow-blow the sidewalk where the plows push snow.
- Mr. Bower reported that he requested the plow contractor to utilize the snow storage area near the dumpster on SV prior to the other storage areas on that road.
- A list of cracked siding was made in November 2009; Mr. Ortiz will walk the property again in the spring to update this list. The townhomes are scheduled to be painted in 2011. Color selection for the townhomes should begin in July 2010 so that owner opinions can be solicited at the Annual meeting and via the summer newsletter.

#### **FINANCIAL REPORT**

Ms. Allen reviewed the December financials, which show that assets totaled \$176,522.90, and liabilities totaled \$27,211.13, resulting in equity of \$149,311.77. Other items of importance were noted, including:

- There has been significant savings in snow removal due to the light snowfall to date.
- There is a dump run charge for the removal of a hot tub cover. It was suggested that a list of “approved trash” be published in the newsletter.
- Many items are under budget YTD, including General Building Maintenance, Plumbing & Heating, and Snow Removal.
- The final payment to the paint contractor for the townhome decks and doors was made in the current fiscal year; the MMC will be updated accordingly.

#### **OLD BUSINESS**

- Mr. Bower is chairing the ARC; there has been no activity lately. He will ask George Andrews, the owner of 1532-L, and Pete Novembre to serve under him.

- Ms. Shramo will research the work completed by Neils Lunceford in 2009 to determine if the resubmitted bill has been paid.
- A copy of the signed maintenance contract for 2010/2011 will be forwarded to Rocky Top.

#### **NEW BUSINESS**

- The Board requested that the bookkeeper contact delinquent owners for payment of past due assessments.
- The next meeting will be rescheduled to Friday, April 16, 2010. Items to be added to the agenda include siding/building maintenance, sidewalk edging, and irrigation system walk through.

#### **ADJOURNMENT**

The meeting was adjourned at 5:46p.m.