

BLUE RIVER RUN HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING

AFTER THE ANNUAL MEETING

August 25, 2007

The Blue River Run Homeowners Association Board of Directors met on Saturday, August 25, 2007, in the Town Council meeting room at the Silverthorne Town Hall following the Annual Meeting. Directors Pete Novembre, Mike Kelley, Nancy Allen, George Murray, and Donata Ziedins were present. Former Board member George Murray attended for a portion of the meeting. Representing Wildernest Property Management (WPM) were Barbara Walter - Director of Homeowner's Associations, Terry Bearson - Manager of Silverthorne Properties, and Karen Shramo - HOA Liaison. Mr. Kelley called the meeting to order at 1:15 p.m.

ELECTION OF OFFICERS

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

- Mike Kelley – President
- Pete Novembre – Vice President and ARC Committee Chair
- Secretary – Donata Ziedins
- Treasurer – Nancy Allen
- Director – Francina Davis
- Director – Ken Schneider
- Director – Barry Spector

COMMITTEE ASSIGNMENTS

The Board approved all existing Committees and their members subject to the willingness of the committee members to continue to serve in the same capacities.

ROOF ISSUE

Stephen Trynosky, the owner of 103-RV, has recently contacted the Board of Directors regarding a roof leak that was fixed last year. He feels that the heat tape added as part of that repair was installed incorrectly, and would like a different contractor to fix the problem at the HOA's expense. The Architectural Review Committee gave Mr. Trynosky a negative response, being of the belief that the problem should have been reported earlier. The Board is of the opinion that if Mr. Trynosky wants the Board to be involved, the contractor who did the original repair will also be involved. It will be difficult to determine whether the heat tape was correctly installed, as Mr. Trynosky removed the tape. The Board will ask the original contractor to meet with Mr. Trynosky to discuss this situation. Mr. Trynosky would like heat tape installed in the valleys of the roof, which the Board will look at next year.

MEETING SCHEDULE

The following dates were established for Board meetings, which will all be scheduled for 4:00 p.m. at the Wildernest Commercial Center conference room:

October 19, 2007
January 11, 2008
April 18, 2008
July 11, 2008

OTHER ITEMS

Settling

The Board requested Mr. Bearson to inspect the concrete areas in question and to report his observations to the Board at the next meeting.

Staining

The Board will make a list of areas that need immediate attention and develop a schedule for potential completion this fall. Peeling paint around the outside deck trim areas on Creek Lane will need to be stained as soon as possible to coat the exposed wood before winter. Bids will also be requested for repainting the entry doors as needed on Creek Lane. Doors and frames on South Vista can be stained this summer for about \$1500, which the Board felt was reasonable.

ADJOURNMENT

The meeting adjourned at 1:50 p.m.