

**BLUE RIVER RUN HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
January 19, 2007**

The Blue River Run Homeowners Association Board of Directors met on Friday, January 19, 2007 at the Wilderdest Commercial Center. Directors in attendance were Mike Kelley, George Murray, Francina Davis, Brooke Sterling, and Sara Schnabel. Owners Don Kennen, Ron Bower, and John Bowyer were also in attendance. Representing Wilderdest Property Management were Barb Walter – Operations Director, and Karen Shramo – HOA Liaison. Daniel Vlcek – Director of Property Management, joined the meeting already in progress. Mr. Kelley called the meeting to order at 4:16 p.m.

APPROVAL OF THE AGENDA

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

APPROVAL OF MINUTES

RESOLUTION: Upon motion made, duly seconded and unanimously carried, the minutes from the October 27, 2006, Board meeting were approved as written.

FINANCIAL REPORT

Ms. Walter reviewed the financial report for the month ending December 31, 2006. Assets total \$97,704.03 with liabilities of \$33,476.15 resulting in equity of \$64,227.88.

Ms. Walter pointed out that though it appeared the HOA was over budget for landscaping in December, this was actually due to a bill coming in for earlier work.

Ms. Walter reported that all owners are current in dues payments with the exception of several small amounts related to late fees for only single-family homeowners, mostly the vacant lots. A Board member asked if the amount of dues paid by the SFR owners is comparable with other projects. Ms. Walter explained that had previously discussed this with the accountant, and that it was normal. She feels that the reason it is harder to get SFR owners to pay their dues on time is due to the fact that the cable television to their homes cannot be disconnected, which is the most effective way to get most owners to pay their dues.

The Board discussed ways to cut costs, and the idea of reducing the number of trash pickups by Waste Management to once per week was raised. Ms. Walter pointed out that the pickup can be different for each dumpster if there are any that need 2 pickups per week. The Board asked Wilderdest to send out a memo reminding all owners and residents to break down boxes before putting them in the dumpster, and also that under no circumstances should construction debris be put in the dumpsters.

MANAGEMENT REPORT

Ms. Walter explained the new checklist devised by Mr. Vlcek for employees to use while conducting monthly checks. The Board requested Mr. Vlcek to add violations for the month to the checklist report. They also asked him to give notices to those owners who have bikes on

their decks, one copy to be posted on the door of the unit, and one copy sent to the owner's mailing address.

Action List

Ms. Walter reviewed the Action List, and several items were discussed in depth.

- Bird holes in the siding have been filled. Ms. Schnabel believes that there may be more. This will be checked into during the next monthly inspection.
- The Summit Stage owns the bus stop building. The HOA can request that it be repainted. It was mentioned that it might get completed faster if it is bid as part of the scope of work with the buildings that are due to be stained. The Summit Stage would then reimburse the HOA for the cost of this building.
- The flickering streetlight has been repaired. It is not owned by the HOA, but by the Town of Silverthorne, who contracted with Xcel energy to have it fixed.
- It was agreed that there are 2 different areas where the mortar needs attention. Where the asphalt meets the mortar, and between the rocks where the mortar appears to have shrunk. These have both been added to the 2007 Project List for bid solicitation.
- The Senate Bill 89 Alternative Dispute Resolution Policy was presented to the Board for review. The follow resolution was reached:

RESOLUTION: Upon motion made, duly seconded and unanimously carried, the Alternative Dispute Resolution Policy was adopted as stated by Tobey & Toro.

- The Board requested WPM to inform the owner of 1521 Legend Lake Circle that the weed mitigation he performed on his lot last summer was insufficient. It was also requested that WPM inform this owner that the posts and fence he has installed in the lake must be removed as soon as practical. The Board is concerned that these items may be a liability.
- The Board commended Mr. Vlcek and his team on the excellent snow removal so far this season.

Communication

Mr. Kelley raised the discussion of the ongoing communication problems between the owners, and WPM. Ms. Walter apologized for this lack, and requested the Board to allow Karen Shramo to be their HOA Liaison. Ms. Walter introduced Ms. Shramo and told the Board why she thought this would be a better arrangement. The Board agreed to this change and welcomed Ms. Shramo. The Board requested Ms. Shramo to see that the website is updated to reflect this change, and also to inform the owners in a broadcast email.

The Board brought to Ms. Shramo and Ms. Walter's attention several errors and oversights on the website, requesting that the following items be fixed as soon as possible.

- The minutes from the July meeting are not posted.
- The link to the agenda from the October 27, 2006, BOD Meeting is not working.
- The minutes from the 2005 Annual Meeting show that it is a draft.
- The link for "Meetings and Minutes" under the picture is misspelled.
- The Board then requested Ms. Shramo to email the minutes from this meeting to the members so they can be approved and posted within 30 days.

Management Services

Mr. Kelley asked the Board if they had requests for any additions or deletions of the service contract at this time. He stated that he is of the opinion that the issue needs to be settled and left as a standard set of services. The discussion was tabled until the next meeting due to time constraints.

OLD BUSINESS

Projects

The HOA will eventually need an \$11,000 assessment to pay for roofing replacements and repairs. The Board discussed cutting expenses in the operating account. Some possible areas to cut back are landscaping and management costs. The Board is going to look into competitive bids. A member also brought up the possibility of a transfer tax, where a small percentage of the purchase price goes into the reserve account. This will be discussed at the annual meeting.

The possibility of a workday was discussed. If owners were unwilling or unable to attend, they would be charged a fee. Some Board members felt that this is unfair to owners who live out of town. The idea did not get any support from the members that live in the town homes, however, it was mentioned that a workday would go over well in the SFR area.

Mr. Kennan, owner of 1508 Legend Lake Circle, requested the Board to grant him a budget of \$376 to buy supplies undertake the weed spraying along the bike path and on the north shore of the lake. The Board requested Mr. Kennan to submit a written proposal to them. He refused to do this, and instead decided to recall his offer.

Weed Cost Share Program Update

The HOA paid \$675 last year to Eco RX for noxious weed spraying, a cost of only \$75 per vacant lot. The Board thanked Mr. Kennan for his assistance in getting the price reduced. Weed spraying is on the schedule this year for mid-May to mid-June. The Board would like to collect bids for spraying on the “steep banks” along the lake. Mr. Kennan estimates that it will cost around \$2000 to have this area sprayed.

The Board asked WPM to confirm the boundaries of the common area. Ms. Walter will also be requesting bids from licensed contractors in April. Ms. Davis requested that Neils Lunceford Nursery, Rocky Top, and Wilderrest all submit bids.

Mr. Bowyer, owner of 1512 Legend Lake Circle, raised a concern with the difficulty turning into the project off of Blue River Parkway. He asked if it would be possible to contact the Town of Silverthorne and request that a turn lane be added at both entrances. The Board requested WPM to send a letter to the Town.

Mr. Bowyer and Mr. Kennan left the meeting at 6:15 p.m.

Roof Issues

Mr. Bower, owner of 1370 South Vista Circle, brought 2 roofing issues to the attention of the Board. There are leaks above his storage closet on the rear deck, and in the Master Bedroom

closet at the front of the house. Several options for fixing these issues were discussed. The Board made the following decision:

RESOLUTION: Upon motion made, duly seconded and unanimously carried, the Board of Directors agreed to assess the responsibilities and get bids on both roof areas and the gutter over the garage.

Mr. Bower thanked the Board for their consideration in dealing with these leaks.

NEW BUSINESS

Staining

Mr. Murray previously met with Ms. Walter and Allan Schmidt, Operations Supervisor with WPM, to discuss the staining project. It is his belief that the front doors and garage doors are painted, not stained. All but 2 buildings are due to be stained this year, but bids will be taken for all the buildings. The question was raised as to whether solid or semi-transparent stain was used on South Vista Circle. Ms. Walter will get this information from the contractor, Brett Snyder. It was questioned whether it was necessary to stain the underside of the decks, and it was determined that a price should be gotten per deck, and then owners could pay separately if they wanted this done.

Asphalt

There are new and old cracks in all of the parking areas. The Board feels that this is an issue that needs to be addressed immediately by Mr. Schmidt. The Board is happy with the previous work done by Allen's Asphalt and would like to get another bid from them.

RESOLUTION: Upon motion made, duly seconded, and unanimously carried, the Statement of Work was approved as presented.

Landscaping

Ms. Davis asked the Board to consider where they could cut back on watering to save money. She also asked to be granted a budget of \$50 to buy seedlings to plant along the pond near the bike path.

RESOLUTION: Upon motion made, duly seconded, and unanimously carried, the Board approved giving Ms. Davis \$50 to purchase seedlings.

NEXT MEETING DATE

The next meeting will be held on April 16, 2007 at 4:00 p.m. in the Wilderest Commercial Center conference room.

ADJOURNMENT

The meeting was adjourned at 6:52 p.m.