

**BLUE RIVER RUN HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
January 11, 2008**

The Blue River Run Homeowners Association Board of Directors met on Friday, January 11, 2008, at the Wilderndest Commercial Center. Directors in attendance were Mike Kelley, Donata Ziedens, Nancy Allen, and Barry Specter; Ken Schneider joined the meeting already in progress. Pete Novembre and Francina Davis participated via teleconference. Representing Wilderndest Property Management (WPM) were Barb Walter – Director of Homeowners’ Associations, Karen Shramo – HOA Liaison, Daniel Vlcek – Director of Off-mountain Properties, and Terry Bearson – Property Manager. Mr. Kelley called the meeting to order at 4:02 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 19, 2007, Board meeting were approved as written.

FINANCIAL REPORT

Ms. Allen briefly reviewed the December financials for the Board members. Ms. Walter also noted points of interest, including:

- Snow removal costs are running high thus far.
- The previous year’s Operating profit will be transferred to the Reserve account.
- The interest rate previously negotiated by Mr. Snyder for 2007 has been decreased by the bank to 4.5%. While this remains a healthy rate, Mr. Snyder is shopping for other options.
- The independent financial audit should be completed by the end of the month.
- Since the printing of December financials, one delinquent dues account has been paid in full and another paid a substantial partial payment.
- WPM mistakenly charged \$25 per year to owners renting a mailbox, instead of the predetermined \$5 per year. A \$20 per unit refund was given to the appropriate owners and an apology notice was sent to each owner. The Board suggested putting a notice in the next newsletter for owners that may be interested in installing more mailboxes.

MANAGEMENT REPORT

Action List

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

- The two new items from the last meeting were added to the Action List:
 - A bid was included in the packet from Multi-level Restoration for resurfacing of failed areas from the original scope of work, and for new areas that are now in need of resurfacing. The Board asked for further clarification of separating the costs for the different areas for the April Board meeting.
 - Some units on Creek Lane are experiencing settling under entryways and stoops resulting in interior damage such as cracked entry tiles, as well as exterior damage such as concrete entry steps pulling away from the building. Ms. Ziedens met with Ed Storako of Excellent Construction to inspect the area under her front stoop since it is one of the

worst of those areas affected. After further discussion, the Board requested WPM to investigate whether the HOA insurance will cover the resulting damage. Based on the answer to this question the Board will then make a decision regarding whether to obtain a legal opinion for HOA vs. owner responsibility for the cost of repairs. A ballpark estimate will also be solicited from Mr. Storako for the recommended repairs. All information related to this issue will be collected for consideration at the April Board meeting.

RESOLUTION: Upon motion made, duly seconded, and unanimously carried, the bill submitted by Mr. Storako for a preliminary inspection of settling areas on Creek Lane was approved for payment.

- Ms. Walter explained the timeline included in the meeting packet regarding the multiple leaks and repair issues at 124 Mountain Vista. The Board reviewed the timeline and asked for information on the active leak. WPM has signed a repair proposal with one roofing company, but feels that the roofer has not scheduled the repair after repeated requests. Turner Morris, who has made this repair on other units in the property, provided a new bid for the work.

RESOLUTION: Upon motion made, duly seconded, and unanimously carried, the Board approved canceling the signed repair proposal and entering in a new contract for the repair with Turner Morris.

- Ms. Walter spoke with Mark Hubbard of Turner Morris prior to the meeting, at which time he assured her that the work could be completed by January 31, 2008. This scheduling information will be relayed to the owner. The Board requested that she also thank the owner for her patience, and let her know that the Board is aware of the immediacy of the problem and will actively work toward resolution.
- A discussion of acceptable communication ensued, during which the Board determined that a majority response from Board members is all that is needed for email direction, not a 100% response. WPM will act on this guideline and will inform the Board once a majority has been reached and an action is ready to be taken.
- Some small painting items remain that will be addressed in the spring.

Monthly Update

Ms. Walter explained that due to the thoroughness of Mr. Bearson's monthly report, she has not been sending a separate report as she did in the past. The Board agreed that Mr. Bearson's report is adequate.

OLD BUSINESS

Owner Request

Single-Family Homeowner Don Kennan requested Ms. Walter to inform the Board at this meeting that he does not believe they are operating according to Robert's Rules of Order with respect to resolutions made during meetings but not followed through on. The Board thanked Ms. Walter for relaying the owner's input but believes that they are operating appropriately and correctly as a Board.

Weed Spraying

Bids will be procured for two sprayings of noxious weeds along the banks of Legend Lake. If one application is found to be sufficient, the second will be cancelled.

Town of Silverthorne Tree Removal Damage

The Association has not yet been reimbursed for the damage caused by the contractor hired by the Town. Ms. Walter will continue contacting Bill Linfield with the Town for updates. Copies of the landscaping bills submitted for reimbursement will be sent to Ms. Davis.

NEW BUSINESS

Newsletter

The Board would like to send a newsletter out a few weeks prior to the Annual meeting. In order to do this, all articles must be received in a timely manner. If all articles are submitted to WPM by June 1, 2008, the newsletter can be drafted and mailed by July 1, 2008. The Board will discuss this further at the April meeting, and assign article topics at that time.

Holiday Trash Removal

During the busy holiday period between Christmas and New Year's, the County landfill was closed due to high winds and snow. Because of this, at least two trash pick-ups were missed during that time. Mr. Bearson attempted to relocate trash to less frequently used dumpsters, but all were full. WPM has requested that Waste Management (WM) inform them if this situation arises again so that notices can be emailed to owners and placed on dumpsters. The Board requested that extra pick-ups during holiday times be called in before they become necessary, and that a reminder to breakdown boxes before placing them in dumpsters be added to the newsletter.

Snow Removal

The exit onto Hwy 9 has high snow piles on either side, making it difficult to turn onto the highway safely. This is a Town of Silverthorne issue, but WPM will report it and ask for assistance, as it is a safety issue. Premier Plowing is doing heavy cleanup too early in the morning. Only the preliminary sweep should be done before 6:00 a.m.; maintenance and scraping should wait until later in the morning. Mr. Vlcek will provide this information to the contractor.

NEXT MEETING DATE

The next Board meeting will be held on Friday, April 18, 2008, at 4:00 p.m. at the Wilderest Commercial Center.

ADJOURNMENT

The meeting was adjourned at 5:45 p.m.