

**BLUE RIVER RUN HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
January 16, 2009**

The Blue River Run Homeowners Association Board of Directors met on Friday, January 16, 2009, at the Wilderndest Commercial Center. Directors in attendance were Nancy Allen, Barry Spector, and MaryKay Kelley. Francina Davis, Pete Novembre, and Ken Schneider joined the meeting already in progress. Representing Wilderndest Property Management (WPM) were Barb Walter – 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 4:12 p.m.

FINANCIAL REPORT

Ms. Allen briefly reviewed the December financials for the Board members. Anita Baranowski, WPM Controller, was called into the meeting to clarify some items, including:

- The water and sewer bills are accrued each month based on the prior quarter’s bill. The estimated amount is then reversed when the actual bill is received. The was previously done in the next fiscal year for the fourth quarter, but a draft of the final financials will now be issued so that they can be corrected once the bill is received. The 2008 fiscal year was over budget due to the 4th quarter bill from 2007. The account is currently showing over budget because the estimate is based on the summer quarter usage.
- The December snow removal bill was just received. The financials can be revised to include this invoice.
- The siding bill should have been accrued to the previous fiscal year. This will be done and revised financials will be issued.
- The concrete replacement budget was most likely allocated to a spring month, but it can be moved.
- The dues payment report looks very good, a delinquent SFH owner having paid in full in November.
- The Board would like to look at interest rates on CDs and other investment options. Mr. Shramo will research 3 and 6-month options.

APPROVAL OF THE AGENDA

RESOLUTION: Upon motion made, duly seconded and unanimously carried, the agenda for the meeting was approved with the addition of “snowplowing” under Other Business.

APPROVAL OF MINUTES

RESOLUTION: Upon motion made, duly seconded and unanimously carried, the minutes from the October 10, 2008 Board meeting were approved as written.

MANAGEMENT REPORT

Ms. Walter explained that Ms. Shramo will be taking maternity leave sometime in February, during which time she will take over as the primary contact. A notice will be sent to the Board when this goes into effect.

Action List

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

- The units that could not be accessed received a notice to turn on their heat tape. Owners that won't allow access will accept responsibility for turning on their heat tape, and any leaks or damage that result if the tape is not turned on.
- The landscaping bills have been submitted to the Town of Silverthorne; \$375 should be refunded to the HOA.
- Ms. Walter has not heard from the Town regarding the bulkhead in the lake, but will continue to follow up with them.

Property Management Report

- The newly purchased snow blower does an exceptional job and is very efficient.
- Mr. Novembre requested that the number of units that receive security checks be included in each month's report.

OLD BUSINESS

The settling of units on Creek Lane has been addressed.

NEW BUSINESS

Sign Policy

The rules state that only one "for sale" sign may be displayed at each unit, but this is not being enforced. WPM will issue warnings for the units currently in violation, and let Realtors know in the future that only one sign is allowed, except during an open house.

Summer Projects

- The Major Maintenance Chart (MMC) shows that decks are to be stained, but it is unclear if this includes all decks. Bids will be presented at the April meeting.
- Crack fill is needed on the roads prior to the seal coat, but it must be hot crack fill. This will be added to the April agenda, and bids will be presented at that time if available.

Snow Removal

There is evidence of damage to the landscaped areas, and possible damage to the irrigation system, from the snowplow. Mr. Spector will contact the plow contractor to walk the property with him and look at other options. The Board felt that the 4 – 5 hours spent on clean up was unnecessary. It was noted that at times there may be less than 4" of snow on the ground when the property is plowed, but this is only when more snow is expected, and the contractor would not be able to return to the property until the next day.

Landscaping

- Weed spraying bids will be presented at the April meeting. Only one application should be needed, except around the lake. Ms. Shramo will check on the 2008 County fund matching.
- Ms. Davis would like to designate some areas around the property as natural areas, where there would be native grass and flowers. She suggested purchasing shrubs and trees from CSU that would not require an irrigation system. She will research the associated costs, but will need volunteers to assist with planting.

NEXT MEETING DATE

The next Board meeting will be on Friday, April 17, 2009 at 4:00 p.m. at the Wildercrest Commercial Center.

ADJOURNMENT

The meeting was adjourned at 5:53 p.m.