

**BLUE RIVER RUN HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
October 7, 2005**

The Blue River Run Homeowners Association Board of Directors met on Friday, October 7, 2005 at the Wilderrest Commercial Center. Directors/Alternate Directors Nancy Allen, Sara Schnabel, Pete Novembre, Brooke Sterling, Bret Amon, Dana Covert, Mike Kelley and Don Kennen were in attendance. Directors George Murray and Francina Davis were absent and excused. Representing Wilderrest Property Management Joyce McMillan – HOA Liaison and Daniel Vlcek-Resident Manager for the Silverthorne Properties. Tony Snyder, Owner and General Manager also attended part of the meeting. Mr. Novembre called the meeting to order at 4:05 p.m.

**APPROVAL OF THE AGENDA**

Mr. Novembre, President, asked for a motion to approve the agenda.

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

**APPROVAL OF MINUTES**

**RESOLUTION: Upon motion made, duly seconded and unanimously carried, the minutes from the July and August board meetings and the annual meeting were approved.**

**SELECTION OF NEW BOARD MEMBER**

The board went into Executive Session to select the new board member. Afterwards, they announced that Mike Kelley was selected to serve as an active member of the board. Others elected at the annual meeting will serve as alternate board members.

**ELECTION OF OFFICERS**

Officers were elected as follows:

Pete Novembre – President  
Mike Kelley – Vice President  
Nancy Allen – Treasurer  
Brooke Sterling – Secretary  
Francina Davis – Board Member  
George Murray – Board Member  
Sara Schnabel – Board Member  
Bret Amon – Alternate Board Member  
Don Kennen – Alternate Board Member  
Dana Covert – Alternate Board Member

**COMMITTEE ASSIGNMENTS**

Committee assignments were made as follows:

**Architectural Design & Review/Rules & Regulations**

George Murray, Chair  
Mike Allen  
Mike Kelley  
Bret Amon  
Brooke Sterling

### **Buildings and Infrastructure**

Dana Covert, Chair

Mike Kelley

### **Landscaping**

Francina Davis, Chair

Brooke Sterling

MaryKay Kelley

Susanna Novembre

Sara Schnable

Don Kennen

### **Budget and Finance**

Nancy Allen, Chair

Francina Davis

### **Communications**

Pete Novembre, Chair

All Committee Chairs

### **Single Family Homes Architectural Design and Review**

John Bowyer, Chair

The secretarial duties are changed to include the tally of votes and communicating the results to all board members and WPM.

### **FINANCIAL REPORT**

Ms. Allen reviewed the financial report for the month ending August 31, 2005. She noted that expenses are tracking with the budget. The final payment of the Creek Lane staining project should be accrued in September so it will not be reflected on the current fiscal year's budget. It was requested that the Major Maintenance Chart be renamed to Reserve Major Maintenance Chart and the contribution be identified as reserve contribution.

### **OLD BUSINESS**

#### **Status of Painting Contracts**

The contractor has completed all work except staining decks on the duplexes, which was a more recent contract. Mr. Covert and the contractor have inspected the work and Mr. Covert confirms that all work has been completed. The board approved payment of the final invoice. The payment needs to be accrued in September. WPM agreed to do that. On future projects, the Building and Infrastructure Committee will make recommendations on what materials are to be used.

#### **Single Family Home (SFH) Issues**

There was some discussion of how a cost for the fence staining is allocated between the SFHs and the rest of the association. It was suggested that SFH reserve moneys be maintained in a separate account so that it can be more easily tracked. It was decided that a separate account would be difficult, but the HOA will keep track of where the money is. Mr. Kennen requested that a determination of what is included in their dues be made. Things that need to be clarified include the SFH ditches and SFH common areas.

Mr. Kennen and Ms. McMillan will edit the proposed letter to SFH lot owners regarding property maintenance and weed control. After editing is completed, the letter will be sent to the board for approval.

### Status of Action Items

The Action List was reviewed. Mr. Novembre requested that current and future items be combined and that completed items be removed from the list.

**RESOLUTION: Upon motion made, duly seconded and unanimously carried, the board approved the proposal to have backflow preventers inspected.**

The backflow preventers on the irrigation system will not be inspected until after they have been activated next year.

Also approved was the repair to the siding on the building between units 123 and 125 Mountain Vista.

Items added to the Action List are as follows:

- Obtain a bid for a la carte driveway snowplowing for the SFH
- Determine how much heat tape is required for the Yankee gutter on 103 RR
- Obtain bids for staining the buildings on Mountain Vista

### Rules Violations

The lights on the upper section of a unit on South Vista have been removed. The chair of the ARC will make a decision on the remaining lights and advise the owner of that decision. Hot tub violations will also be reviewed by the ARC Chair, who will rule on the violations.

### **NEW BUSINESS**

#### Mail Boxes

As few as eight subscribers would be acceptable to the Post Office. The mailbox issue has been tabled due to accounting uncertainties. The HOA will authorize space for the mailboxes, but not have any other responsibilities for them.

#### Newsletter

A newsletter will be prepared after receipt of the end of fiscal year financials. A reminder will be sent to the board members and the target completion date will be the end of October.

#### Owner Requests/Concerns

A SFH request to plant trees on the north side of Legend Lake will be referred to the SFH Architectural and Landscaping Committee.

A letter from a SFH owner stating several concerns will be reviewed by the board members, who will send comments to the President.

### **REVIEW OF NEW ACTION ITEMS**

Items added to the Action List are as follows:

- Obtain a bid for a la carte driveway snowplowing for the SFH
- Determine how much heat tape is required for the Yankee gutter on 103 RR
- Obtain bids for staining the buildings on Mountain Vista

### **NEXT MEETING DATE**

Meeting dates have been changed from the first Friday of January, April and July to the Friday after the 15<sup>th</sup> of those months. (1/20/06, 4/21/06, 7/21/06) This was done so that the most current financial reports will be available for the meeting.

### **ADJOURNMENT**

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