

**BLUE RIVER RUN HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
October 10, 2008**

The Blue River Run Homeowners Association Board of Directors met on Friday, October 10, 2008, at the Wilderrest Commercial Center. Directors in attendance were Nancy Allen, Barry Spector, Mary Kay Kelley and Francina Davis. Ken Schneider joined the meeting already in progress. Representing Wilderrest Property Management (WPM) were Barb Walter – Director of Homeowners’ Associations, Karen Shramo – HOA Liaison, and Daniel Vlcek – Director of Off-mountain Properties. Mr. Spector called the meeting to order at 3:58 p.m.

**APPROVAL OF 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 18, 2008 Board meeting were approved as written.

**FINANCIAL REPORT**

Ms. Allen briefly reviewed the August financials for the Board members. It was noted that the September financials would be delayed, as it was the fiscal year end. Ms. Walter also noted points of interest, including:

- The weed reimbursement is from the 2007 summer;
- Accounting will proceed with the attorney letter to the 90-day delinquent unit;
- Ms. Walter will research the work order for unit 127C as it seems it should have been an owner expense;
- The paint touch up has not been paid in full.

**MANAGEMENT REPORT**

Action List

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

- The request submitted by an owner for an upgraded ice melt and gutter system was declined;

**RESOLUTION:** Upon motion made, duly seconded, and unanimously carried the Turner Morris bid for \$200 to repair the damage to the gutter and downspouts at 135C was approved.

**RESOLUTION:** Upon motion made, duly seconded, and unanimously carried the purchase of a 32” Honda snow blower for \$3079 was approved.

- The bills for reimbursement by the Town of Silverthorne have not been resubmitted. Ms. Walter will attend to this;
- The concrete repairs have been completed;
- Mr. Spector has been in touch with Mr. Storako regarding the settling repairs. The driveways will be poured within the next week, and will be covered if necessary due to weather;

- The rock re-pointing and clean up have been completed. Ms. Kelley will verify that all areas were addressed;
- A bid was requested from Better Electric for inspecting the heat tape at the time it's turned on. More information will be forthcoming. The Board determined to wait until the end of October to have the tape turned on;
- The weeds at 1521LL were addressed by neighboring lot owners. Ms. Walter spoke to Michael Johnson at the Town and was told owners had contacted him with complaints about the bulkhead as Mr. Novembre suggested. Mr. Johnson will contact the owner of this lot personally.

#### Property Management Report

Mr. Vlcek will provide the unit numbers on security checks to Mr. Novembre.

#### **NEW BUSINESS**

##### Snow Removal

The Board discussed roof snow removal options presented in a recent email sent by Mr. Snyder. They approved a contract with Turner Morris, and will be interested to hear how the smaller contractor does. Plowing information will be sent to the Board once Ms. Snyder negotiates those rates.

##### Roof Repairs

A leak at unit 103RR was evaluated by Turner Morris evaluated, and a bid was presented. Ms. Shramo has requested a second bid, and will email this to the Board as soon as it is received.

##### Landscaping

- Ms. Kelley would like some aspen trees transplanted, but needs the holes dug. Mr. Spector offered to do this. Ms. Kelley placed stakes in the suggested area.
- Ms. Shramo will contact Rocky Top Landscaping to coordinate contact with the owners of 1372S.
- An owner previously requested permission to enlarge a concrete pad to create a parking area for his boat, and the Board denied this request. Ms. Davis opened this discussion again for reconsideration. The Board will not approve this request, and instructed WPM to issue a violation if the boat is on site more than 72 hours, or if it is parked on the grass.

#### **NEXT MEETING DATE**

The next Board meetings will be scheduled as follows at the Wilderrest Commercial Center:

January 16, 2009 at 4:00 p.m.

April 17, 2009 at 4:00 p.m.

July 17, 2009 at 3:00 p.m. (budget meeting)

#### **ADJOURNMENT**

The meeting was adjourned at 6:00 p.m.