

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

The Blue River Run Homeowners Association Board of Directors met on Friday, October 16, 2009, at the Wilderrest Commercial Center. Directors in attendance were Nancy Allen, MaryKay Kelley, Ron Bower, and Ken Schneider. Barry Spector joined the meeting already in progress. Representing Wilderrest Property Management (WPM) were Karen Harsch – Director of Homeowners’ Associations, Karen Shramo – HOA Liaison, Daniel Vlcek – Director of Off-Mountain Properties, and Francisco Ortiz – Resident Manager. Ms. Kelley called the meeting to order at 3:06 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 July 17, 2009 Board meeting were approved as written.**

**MANAGEMENT REPORT**

Action List

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

- The townhome deck staining is in progress.
- The TOS believes they can utilize the wetlands survey to force removal of the bulkhead at 1521-L; the liability issue was tabled until January.

Property Management Report

- The wood retaining walls and culverts are complete.
- Grass growing over the edges of the sidewalk is being removed.
- Mr. Ortiz suggested that speed limit signs be installed to help control excessive speed through the complex, and presented cost and style options.

**RESOLUTION: Upon motion made, duly seconded, and unanimously carried, two (2) metal 10 MPH speed limit signs and signposts will be purchased and installed.**

- Mountain Pest Control was called out to control mice reported by an owner on Creek Lane.
- The heat tape is being turned on around the property.
- Allen’s Asphalt has completed the punch list items noted on the walk through, and has requested final payment. This was approved, and will be accrued to 2009.
- The owner of 118-C was notified that his tenants have a vehicle leaking oil, and the tenants have now cleaned the area. A letter will be delivered requiring that they use a drip pan under the vehicle until it is repaired.
- A plowing walk through will be held on Tuesday, October 20, 2009, at 1:00 p.m., to discuss the details of the contract. Different colored snow markers will be installed on approved snow storage areas.

**RESOLUTION: Upon motion made, duly seconded, and unanimously carried, plowing operations will begin as early as possible in the morning.**

### **FINANCIAL REPORT**

Ms. Allen reviewed the October financials, which show that assets totaled \$184,639.02, and liabilities totaled \$32,547.58, resulting in equity of \$152,091.44. Other items of importance were noted, including:

- The landscaping maintenance charges will be accrued.
- Third quarter water will be accrued.

### **OLD BUSINESS**

- Ms. Harsch determined that the HOA is responsible for the maintenance of the sidewalk by the bus stop.

### **NEW BUSINESS**

#### Landscaping

- Ms. Allen is making improvements on the dry creek bed behind the Creek Lane townhomes, where another owner has also done grading work and weeding.
- The area at 133-C is complete.
- It was noted that the wildflowers in the fence area should not be cut down.

Ms. Shramo excused herself to attend another meeting.

- A motion was made for Wiebe Gortmaker to replace Ms. Davis on the Board.

**RESOLUTION: Upon motion made, duly seconded, and unanimously carried, Mr. Gortmaker will serve the remainder of Ms. Davis' term on the Board of Directors.**

- There is a suspected sprinkler leak, but the sprinklers are being turned off for the season. Ms. Kelley will contact Rocky Top to check the pressure valve in the spring.

#### ARC Chairperson

- The ARC must approve all hot tub, radon system and satellite dish installations.
- Mr. Bower will be the ARC chairperson.
- The Board requests that WPM check the Declarations for exterior modification rules and advise the Board if amendment to Declarations is needed.

### **ADJOURNMENT**

The meeting was adjourned at 5:46p.m.