

**BLUE RIVER RUN HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
October 19, 2007**

The Blue River Run Homeowners Association Board of Directors met on Friday, October 19, 2007, at the Wilderrest Commercial Center. Directors in attendance were Mike Kelley, Pete Novembre, Nancy Allen, Ken Schneider, and Barry Specter. Representing Wilderrest Property Management (WPM) were Barb Walter – Director of Homeowners’ Associations, Karen Shramo – HOA Liaison, 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.**

**OWNER REQUEST**

Don Linger, owner of 1517 Legend Lake Circle in the single-family homes, asked the Board for consideration of two requests.

- The weed spraying that was done around the lake appears to have been inadequate. The thistle is very thick on the steep bank. Mr. Linger asked that the Board solicit bids for 2 applications for the coming year.
- The fence along Highway 9 is in need of repair. The board that runs along the top of the panels is rotting from snow and water damage, is badly in need of paint, and in some places the vertical boards have come loose from the posts. According to the Major Maintenance Chart, staining the fence is scheduled for the coming summer. Mr. Linger suggested that the horizontal board might need staining more often than the rest of the fence. The Board will consider using a solid stain and staining this area every 2 years. Mr. Bearson will look at the attachment issues and will replace the current fasteners with longer screws as needed.

Mr. Linger thanked the Board for their time and consideration and left the meeting at 4:15 p.m.

**APPROVAL OF MINUTES**

**RESOLUTION: Upon motion made, duly seconded and unanimously carried, the minutes from the July 18, 2007, Board meeting were approved as written.**

**RESOLUTION: Upon motion made, duly seconded and unanimously carried, the minutes from the August 25, 2007, Board meeting were approved as written.**

**FINANCIAL REPORT**

- As September is the end of the fiscal year, all bills for the year were accrued for the September financials. As there may be some minor bills still outstanding, the year end financials have not been finalized.
- Landscaping and Painting were over budget for the month.

**RESOLUTION: Upon motion made, duly seconded, and unanimously carried, once the final bills have been posted, a permanent transfer of the net profit in the Operating account will be made to the Reserve account.**

- An audit is due to be completed on the 2007 fiscal year. After some discussion, it was determined that bids had already been received.

**RESOLUTION: Upon motion made, duly seconded, and unanimously carried, Stuhr & Associates was selected to complete the financial audit.**

- Ms. Allen stated that Stuhr & Associates might contact her directly for information.
- The landscaping line item began behind budget for the year due to bills from the previous year. Ms. Walter will check the status of the bills that resulted from the damage done while the Town of Silverthorne was removing trees from adjoining property.

#### Budget

- Ms. Walter noted the change of the title of line 663 to conform to a confidentiality agreement. Nothing else about this line item changes.

#### Dues Aging Report

- An owner with a delinquent account asked for the Board's consideration regarding removing late fees. The owner sent a payment for a work order, believing that this was a dues payment, and became behind on dues as a result. The owner will pay off the account completely if the Board is willing to waive all of the late fees.

**RESOLUTION: Upon motion made, duly seconded, and unanimously carried, the Board will waive all late for the owner if the account is paid in full by October 31, 2008.**

### **MANAGEMENT REPORT**

#### Action List

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

- The Repair & Maintenance Department plans to complete the repointing of the rock areas this fall. The Board expressed concern that it is now too cold for the mortar to set on this type of project and suggested it would be better to wait until the spring to complete the work. Mr. Bearson will talk with Mr. Donnelly about the product and weather factor. The Board commented that in the future they would be reluctant to approve a contractor who can't meet deadlines.
- Mr. Schmidt met with the owner of 124 Mountain Vista to inspect some roof work that needed to be completed. The owner had spoken with Mr. Kelley regarding communication from WPM and Ms. Walter assured the Board that the Repair & Maintenance Department has resolved the communication issue. Mr. Kelley will confirm this update with the owner.
- Mr. Schmidt, Mr. Bearson, and Mr. Kelley inspected the concrete slabs around the complex. They found that only 6 or 8 units have serious damage. Multi Level Resurfacing will redo the flaking driveways for the cost of materials under the warranty for this project done two years ago. It was observed that some driveways do not have an expansion joint. The Board did not feel that this was a serious problem as driveways will eventually be replaced with asphalt. The front stoop pads are the owners' responsibility to maintain. The units that are currently having settling problems will be inspected. The Board noted that items such as rear patios and hot tub pads added after the original construction will remain the owners' responsibility for perpetuity. WPM will obtain a bid from Multi Level Resurfacing for surfacing driveways that have not previously been resurfaced and this bid will be separate from the bid to resurface "flaking" driveways.

## **OLD BUSINESS**

### Concrete

A-Peak has not completed the concrete on Rocky Run and Range View Circle. Also, crack fill is still needed on Creek lane and Rocky Run. The Board believes that it is now too wet and cold for the work to be completed and would like it done next year with the seal coat at no extra charge.

### Tree Removal Damage

There are three bills that will be presented to Bill Linfield of the Town of Silverthorne for the damage caused during tree removal from the property adjoining the Associations'.

### Patios

The patios with settling problems will be documented. This item should be added to the January Board agenda.

### Staining

There are three front doors in the duplexes that have not been stained, a deck on Range View that needs attention, and an item at Mr. Murray's unit. Two hundred dollars will be held from the final payment to Snyder Painting to address these items in the spring. Ms. Shramo will contact Brett Snyder to obtain 5 gallons of each color of the stain for the HOA, which will be stored in Mr. Murray's garage.

### Gutters

There are several units on Creek Lane that need repairs to the front gutters.

**RESOLUTION: Upon motion made, duly seconded, and unanimously carried, the bid presented by Summit Gutters was approved.**

This work should be scheduled as soon as possible and paid for from the Reserve account.

## **NEW BUSINESS**

### Snow Removal

- Mr. Snyder recently sent an email to Mr. Kelley regarding the use of Premier as the plow contractor for the coming winter. Mr. Kelley feels that Premier did a good job last year, with only one exception. The Board would like to reaffirm that only those areas with 4 inches of snow or more will be plowed.

**RESOLUTION: Upon motion made, duly seconded, and unanimously carried, the Board approved the bid from Premier for the 2007/2008 season, with the stipulation that more bids would be solicited next winter.**

- It was noted that extra snow markers should be used to designate the correct storage areas.

### Landscaping

- Rocky Top submitted a proposal for landscape maintenance for the summer of 2008. Ms. Shramo emailed this proposal to Francina Davis, who recommended that the Board accept the contract for two years, with the option to cancel at the end of the first year for substandard performance.

**RESOLUTION: Upon motion made, duly seconded, and unanimously carried, the Board accepted the landscape maintenance proposal from Rocky Top for the summers of 2008 and 2009, with the option to cancel the contract at the end of the 2008 season.**

### Threshold

An owner sent an email to Mr. Novembre regarding an issue with the threshold to the front door. Mr. Novembre was unsure whether this repair would be an owner expense, or an HOA expense. The Board believes that it would be the owner's responsibility, but Ms. Walter will check the Declarations to verify this.

### Bike Path

Ms. Shramo spoke with Tammy Jamieson of the Town of Silverthorne regarding the bike path. The Board requested Ms. Shramo to see if Ms. Jamieson would be available to attend the April Board meeting to address the updated status of this project.

### Annual Meeting Agenda

Mr. Kelley requested Ms. Shramo to make a change to the agenda for the 2008 annual meeting, placing "Owner Questions/Concerns" directly after the election of Board members. He is hoping that this will encourage owners to run for the Board.

### **NEXT MEETING DATE**

The next Board meeting will be held on Friday, January 11, 2008, at 4:00 p.m. at the Wildercrest Commercial Center.

### **ADJOURNMENT**

The meeting was adjourned at 5:35 p.m.