

**BLUE RIVER RUN HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
April 16, 2007**

The Blue River Run Homeowners Association Board of Directors met on Monday, April 16, 2007, at the Wilderndest Commercial Center. Directors in attendance were Mike Kelley, George Murray, Pete Novembre, Francina Davis, Nancy Allen and Sara Schnabel. Representing Wilderndest Property Management (WPM) were Barb Walter – Director of Homeowners' Associations, Daniel Vlcek – Director of Property Management, and Terry Bearson – Property Manager. Mr. Kelley called the meeting to order at 4:05 p.m.

APPROVAL OF THE AGENDA

RESOLUTION: Upon motion made, duly seconded and unanimously carried, the agenda for the meeting was approved with the addition of one topic: Snow Removal.

APPROVAL OF MINUTES

RESOLUTION: Upon motion made, duly seconded and unanimously carried, the minutes from the January 19, 2007, Board meeting were approved as written.

FINANCIAL REPORT

Ms. Allen reviewed the financial report for the month ending March 31, 2007. Assets total \$117,996.63 with liabilities of \$29,089.23 resulting in equity of \$88,907.40. Ms. Allen expressed her continuing concern regarding the trash removal expense, which was over budget for the month by \$665.00 and year to date by \$2901.04. Ms. Walter reminded the Board that the new trash removal policy went into place in March so a reduction in charges should appear on the April financials.

Various issues with recent snowplow activity on the property were discussed extensively. The Board feels that two unnecessary plows were performed, one when the snow depth was less than the three-inch requirement and the other when the depth was marginal but the temperature was high enough to melt the snow before day's end. Mr. Kelley reminded the other Board members that the plow contractor had agreed to use judgment when the snow depth is varied and only plow the areas on the property that were deeper than three inches. Mr. Vlcek indicated he had spoken to the contractor about the issue and was informed that this policy was followed since it typically takes a total of four hours to plow the entire property but the plow in question took only two hours. However, the Board felt that there should be no charge for this plow; the contractor will be contacted to attempt resolution of the charges.

Questions were raised regarding the future deficits on the Major Maintenance Chart (MMC) associated with roof replacement beginning in the year 2019. It was clarified that last year's dues increase was not intended to totally solve the deficit issue but was rather a first step in saving money for the large roof replacement expense. The Board discussed a general concern that there have been past repairs performed when units are sold that should not have been done. However, this concern does not include roof repairs as the Board feels funds spent on the numerous roof repairs throughout the complex have been justified in decreasing money spent on interior unit repairs.

The next Board meeting in July will be a budget approval meeting. Ms. Allen will meet with Ms. Walter in early July to assist in the preparation of a preliminary budget proposal for review at the Board meeting. The MMC will also be extensively reviewed. Expenses associated with the reported sinking patios will be anticipated and added to the MMC.

Ms. Walter reported that the unpaid dues as of March 31, 2007, are considerably less than the same time last year; the prepaid dues total continues to be a large amount, \$13,350.

It was requested that an audit proposal be solicited prior to the July Board meeting. Ms. Allen also requested that any outstanding landscape bills be accrued at the fiscal year-end to more accurately reflect those expenses in the proper year.

MANAGEMENT REPORT

Mr. Vlcek introduced Terry Bearson, the new on site manager for the Silverthorne properties, including Blue River Run. He further explained that the number of properties previously supervised by Mr. Bearson's position has been reduced, which should result in closer attention to the care of the property.

Action List

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

- All heat tapes will be turned off no later than the end of April.
- The request to paint the Summit Stage bus stop building will include the color to match the townhomes.
- Rather than pursue the addition of a turn lane from Highway 9 into the complex, a reduction in speed limit will be requested.
- Mr. Vlcek will investigate whether a discount is available for the purchase of multiple splash pans.
- The second bid of \$400 from Scott Nevicosi to re-attach the gutter on 122-124 Mountain Vista was considered; Turner Morris' bid for the same work was \$500.

RESOLUTION: Upon motion made, duly seconded and unanimously carried, the Board approved Scott Nevicosi's bid of \$400 to re-attach the gutter on 122-124 Mountain Vista.

- The low spot in the asphalt at the end of South Vista will be reviewed by asphalt contractors giving bids for crack filling to determine if there is a simple solution, such as a trench, to prevent water from pooling.
- The Board approved a draft letter to the owner of single family Lot 6 requesting removal of the "bulkhead" structure at the edge of the lake on this lot.

Communication

The Board complimented WPM on the monthly Property Management Report and specifically expressed that the use of this report and the Action List provides improved communication between the Board and the management company.

Management Services

Mr. Kelley reminded the Board members to give him their input regarding any additions or deletions to the service contract. He expressed concern that recently two bills were paid incorrectly by WPM and that this area needs closer attention. Mr. Kelley will schedule a

separate meeting for the discussion of the management services topic only and will notify the Board members of the date and time for that meeting.

High Speed Internet Service

The recent memo from Tony Snyder regarding the availability of a more cost effective plan for HSIS from ResortInternet was reviewed. The Board approved the solicitation of a proposal from ResortInternet, as well as from Comcast.

Insurance Premium

The Board expressed appreciation to Mr. Snyder for his successful negotiations with Farmers Insurance to reduce the HOA's insurance premium by 24% effective April 1, 2007 (from \$24,654 to \$18,644).

OLD BUSINESS

Noxious Weed Spraying on Vacant Lots

The Board approved a draft letter to be sent to the owners of vacant lots in the single-family home area of the property. The letter indicates that the spraying of these lots will be handled similar to last year's program and that the HOA will again apply for the County's Weed Cost-Share Program. A separate draft letter to the owner of Lot 6 was also approved. This letter encourages the owner to participate in the HOA's professional spray program, rather than handle the spraying personally, since more successful results were visible on the professionally sprayed lots.

Landscaping

Ms. Davis presented a very comprehensive review of the proposals received thus far for the various landscaping services on the property, to include mowing, aeration, fertilization, irrigation and tree/bush maintenance. Cost differences were pointed out between the proposals from WPM and Rocky Top. Although WPM's cost was less on several parts of the landscaping service and they also offered an additional 10% reduction if awarded the contract within one week, it was noted that Rocky Top has performed all the landscaping service for the past two years and has done a very good job. Mr. Vlcek was asked to provide some additional detail on his bids and to extend the 10% discount offer until 4/30/07. In the meantime, Ms. Davis will confirm whether Rocky Top will continue to perform the tree and bush maintenance if the rest of the contract is awarded to WPM. Additional information will be provided to the Board upon confirmation of all details.

The proposal from WPM for noxious weed spraying on the common areas and the single-family vacant lots was also reviewed. A discrepancy was noted in the individual lot spraying between the proposal included in the meeting packet and the previous pricing given to Ms. Davis. It was clarified that the cost will be \$65 for a vacant lot and \$50 for a lot with a home. Ms. Davis expressed frustration that additional bids were not available for the noxious weed spraying in spite of making numerous requests for those bids. It was noted that Paul Shriener of EcoRX, who performed the noxious weed spraying last year, has provided a verbal estimate to spray the common area around Legend Lake but has not submitted the requested written proposal. There has also been an additional difficulty in confirming exactly where the HOA's property boundaries are, which affects the ability to get accurate bids.

Ms. Davis indicated that a Rocky Top bill had been overpaid by \$100 last year by WPM even though she pointed out the billing error prior to payment. The Board requested reimbursement of

this overpayment back to the HOA without asking Rocky Top for the refund. WPM was instructed to pay future bills to Rocky Top immediately upon receipt and then submit them to Ms. Davis for review. Needed adjustments will be made in subsequent payments to Rocky Top.

Exterior Staining

Ms. Walter reported that the approved scope of work had been signed by Mr. Novembre on behalf of the HOA. The document has been provided to Snyder Painting for signature. 30% of the contract price, \$9,120.00, will be due as a deposit after signing by Snyder.

RESOLUTION: Upon motion made, duly seconded and unanimously carried, the Board approved the payment of \$9,120 to Snyder Painting at the time of contract signing.

NEW BUSINESS

Senate Bill 89

Although the Alternative Dispute Resolution Policy provided by Tobey and Toro was previously approved by the Board, this change must now be submitted to the membership for comment before final adoption by the Board. The Board approved notice of the change to be sent to the owners before the July Board meeting.

NEXT MEETING DATE

The next meeting will be held on Wednesday, July 18, 2007. at 4:00 p.m. in the Wildercrest Commercial Center conference room.

ADJOURNMENT

The meeting was adjourned at 6:45 p.m.