

**BLUE RIVER RUN HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
April 17, 2009**

The Blue River Run Homeowners Association Board of Directors met on Friday, April 17, 2009, at the Wilderndest Commercial Center. Directors in attendance were Nancy Allen, Barry Spector, MaryKay Kelley, Francina Davis, Pete Novembre, and Donata Ziedins. Representing Wilderndest Property Management (WPM) were Barb Walter – Director of Homeowners’ Associations, Karen Shramo – HOA Liaison, Daniel Vlcek – Director of Off-mountain Properties, and Francisco Ortiz – Resident Manager. Mr. Spector called the meeting to order at 4:03p.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 January 16, 2009 Board meeting were approved as written.

FINANCIAL REPORT

Ms. Walter noted that the March financials had been revised since they were first sent to the Board, especially water accruals and the final painting payment. Ms. Allen noted the importance of accruing bills in the correct fiscal year, and appreciates that the financials were revised. Other items of importance were noted, including:

- The snow removal account is under budget for the year, however, it appears the budget was not divided out correctly per month.
- Water & Sewer accruals are in line with the budget.
- The landscaping account appears over budget due to prepaying for weed spraying in order to secure a discount. This service is not budgeted for until the summer months.
- The dues aging report looks very good.
- Ms. Walter presented CD rates from Millennium Bank in Breckenridge, but Ms. Chisholm noted that she had recently received a better rate at Alpine Bank. Ms. Walter will verify this, and the Board will vote on whether to proceed via email.
- Ms. Allen will meet with WPM personnel on Friday, June 26, 2009, at 3:00 pm for a preliminary budget work session. The rest of the Board is encouraged to attend if they are available.
- The HOA insurance policy was renewed on April 1, and it is very close to what was budgeted for the remainder of the year. There was only a 14% increase over the last year.

MANAGEMENT REPORT

Action List

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

- A-Peak asphalt held the price for crack sealing to the same as the previous year. They did not feel there were any areas to be patched, and that overall the parking lot was in very good shape. Mr. Novembre would like a proposal from the company that the contractor that repaired the driveways a few years ago. He also feels that some of the

cracks will need “backer bead” before they can be sealed. Mr. Vlcek can meet with a contractor on site, if needed.

- The refund from the Town of Silverthorne has still not been paid. Ms. Walter resubmitted the bill with detail about the repairs that were completed. She will continue to follow up on this.
- Michael Johnson from the Town of Silverthorne was to contact Mr. Laclede regarding the bulkhead at 1521 Legend Lake Circle. It was suggested that a bid be obtained for removing the structure, and then a lien be filed against the unit for the amount paid. A legal opinion will be requested from the Town of Silverthorne.

Property Management Report

- Mr. Ortiz presented proposals for on site work, including repairing the dumpster enclosure, repairing the plastic drain on LLC, replacing the gutter on 124MV, painting the new board on 1370SV, and painting all markers on the property.

RESOLUTION: Upon motion made, duly seconded, and unanimously carried, the Board approved all of the proposals submitted by Mr. Ortiz.

- Mr. Ortiz suggested that heat tape be added at 102RV to prevent ice build up and potential leaks. The Board will uphold the previous decision to only make repairs where there were active leaks. It was further determined that if an owner turns off heat tape, and a leak results, it will be that owners responsibility. If the tape is not working, the HOA will repair it.
- Mr. Vlcek presented a proposal for snow plowing that he believes would provide superior service at a better price. It is a service that is provided to some of the properties managed by WPM, and expansion into Silverthorne is being considered. It would be a flat rate of \$13,000 for all plowing from November 1 – April 30. When more than 4” of snow is received anywhere in the project, the entire project would be plowed. The Board was concerned that there would be enough equipment to plow all properties on the program. Mr. Vlcek assured them this would not be a problem, but will provide an update on the status of the program at the July meeting.

OLD BUSINESS

- The light pole on Range View that fell in October has not been repaired. Mr. Vlcek and Ms. Shramo have both contacted Xcel regarding this, and were told it would be repaired in the spring. Ms. Shramo will follow up with Xcel, and will forward the contact information to Ms. Kelley to call as well.
- An owner requested reimbursement of \$77.33 for pigeon spikes.

RESOLUTION: Upon motion made, duly seconded, and unanimously carried, the Board approved a reimbursement of \$77.33 for pigeon spikes.

NEW BUSINESS

Bike Path

Mr. Spector met with a representative from the Town of Silverthorne to discuss the bike path, which will follow the sidewalk along South Vista. The concrete sidewalk will be removed and replaced with a 10’ wide asphalt path. No tree removal along SV is anticipated at this time, nor is there a fence currently in the plan. Ms. Davis suggested a hedge instead of a fence. It was also noted that “private property” signs should be installed.

Wetlands Improvement

Mr. Spector was contacted by the developer of the Ponds at Blue River for permission to improve the wetlands on the HOA property to fulfill a requirement by the Army corps of Engineers, but there were no suitable areas available.

Summer Projects

- The damage to the fence from an automobile has not been repaired yet.

RESOLUTION: Upon motion made, duly seconded, and unanimously carried, the Board approved the fence repair bid from WPM.

- Ms. Shramo will solicit bids on staining the horizontal surfaces of all decks on the townhomes and duplexes and will email to the Board, as well as bids for entry and garage doors and trim for the townhomes.
- The owner of 116MV requested that a crack in the entryway tile be repaired, as settling most likely caused it. The responsibility breakdown will be explained, and Mr. Storako will be contacted to inspect the unit.

Landscaping

- Ms. Davis walked the property with the landscaping contractor to look at snowplow damage. There is damage on Mountain Vista to a sprinkler head and a boulder was moved. Mr. Vlcek will schedule a walkthrough with the plow contractor, and let the Board know when it will take place.
- 130 plants were ordered for \$1 each, including 50 cotoneaster, 50 chokecherries, and 30 aspen. They will need irrigation the first year, but then it can be turned off. Bluegrass will be maintained along the road, and mowing will occur along the paths and sidewalks. Ms. Kelley will get dimensions of the holes that need to be dug for the plants, and then will obtain bids to have the holes dug.

RESOLUTION: Upon motion made, duly seconded, and unanimously carried, the Board approved using an outside contractor to dig 130 holes, based on 2 bids to be obtained.

- Marks will be sprayed using 3 different colors to show where holes should be dug, or Ms. Davis or Ms. Kelley will be on site to supervise the digging.
- Ms. Davis requested reimbursement for purchasing plants and for printing costs.

RESOLUTION: Upon motion made, duly seconded, and unanimously carried, the Board approved Ms. Davis's reimbursement request for \$160.86.

NEXT MEETING DATE

The next Board meeting will be the budget meeting on Friday, July 17, 2009 at 3:00 p.m. at the Wilderrest Commercial Center. A work session will be held on Friday, June 26, 2009, at 3:00 p.m.

ADJOURNMENT

The meeting was adjourned at 6:25 p.m.