

**BLUE RIVER RUN HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**April 18, 2008**

The Blue River Run Homeowners Association Board of Directors met on Friday, April 18, 2008, at the Wilderrest Commercial Center. Directors in attendance were Donata Ziedens, Nancy Allen, Barry Spector, Ken Schneider, Pete Novembre, and Francina Davis. 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. Novembre called the meeting to order at 4:01 p.m.

**APPROVAL OF THE AGENDA**

**RESOLUTION:** Upon motion made, duly seconded and unanimously carried, the agenda for the meeting was approved with additions.

**APPROVAL OF MINUTES**

**RESOLUTION:** Upon motion made, duly seconded and unanimously carried, the minutes from the January 11, 2008 Board meeting were approved as written.

**FINANCIAL REPORT**

Ms. Allen briefly reviewed the March financials for the Board members. Ms. Walter also noted points of interest, including:

- Water and sewer are under budget year-to-date.
- Snow removal is in line for the month, but \$6500 over for the year. Snow shoveling is included in the management fee; it is not billed hourly. Mr. Novembre commented that the Board needs to consider ways to control plow costs next year. Mr. Vlcek noted that there are different hourly charges associated with different pieces of equipment. The Board requested Ms. Shramo to add "Snow Removal" to the July meeting agenda.
- There is a large overage in Building Maintenance and also Plumbing and Heating due to roof leaks and a frozen pipe.
- At the last meeting it was noted that the independent financial audit was to be completed by the end of January. Due to tax season, the audit has not been completed, but should be done by the end of May. Ms. Allen commented that this long delay was unacceptable, and that there had been no follow up with her in several months.
- Year-to-date there is approximately a \$7000 overage in the Operating Account, and the \$5000 insurance deductible is not yet reflected. That will create a total overage of about \$12,000.

**MANAGEMENT REPORT**

Action List

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

- Several letters on the main entrance sign have fallen off. Mr. Vlcek plans to search for the letters as the snow melts and reattach them as soon as possible. Ms. Davis informed him that she had picked up some of the letters and will give them to him after the meeting.
- The Town of Silverthorne has not reimbursed the HOA for the damage caused during tree removal last summer. Ms. Walter spoke with Mr. Linfield recently and he assured her that the items will be paid, and that Board concerns will be addressed. He requested

copies of the items to be paid be sent to him again and Ms. Walter will do this as soon as the records are returned by the auditor. Mr. Linfield believes that all of the trees between the sidewalk and the river are the responsibility of the Town and they will be removed. Ms. Walter requested that WPM or the Board be advised prior to cutting to grant access to the area in question.

- At the last meeting, the Board requested clarification on the proposal submitted by Multi-level Resurfacing. The \$1400 bid is materials only for 14 driveways that were identified as being improperly repaired previously. Mr. Maxwell recommends a seal coat over the entire driveway to disguise the patches, and this is included in the bid, as is power washing all areas to be patched. The Board determined that 2 of the driveways have settling problems, and should be addressed separately. The proposal should be amended to encompass 12 driveways for \$1200. Mr. Maxwell also informed Ms. Walter that if there are other driveways that the Board would like patched or sealed, he could prepare a bid.

**RESOLUTION: Upon motion made, duly seconded, and unanimously carried, the Multi-level Resurfacing bid was approved for 12 driveways at a reduced price of \$1200.**

**RESOLUTION: Upon motion made, duly seconded, and unanimously carried, the bill for the driveway work will be paid from the Reserve account.**

- Ms. Walter confirmed that all Board members had received the legal opinion by email or mail regarding the responsibility for building settling damage. It stated that the HOA is responsible for areas outside the footprint of the buildings and that the owner is responsible for anything within the footprint. The Board requested WPM to solicit at least 2 bids for all of the units experiencing settling. Most likely repairs on 2 units will be completed this year, so the bids will need to be broken out by building, and by what is HOA and what is owner responsibility.
- Ms. Walter confirmed with Brett Snyder that the completion of the punch list items is on his schedule. It is expected that the work will be completed by May 30, 2008.
- The WPM contract to complete the repointing of rock accents can be completed by the end of June, depending on the weather. The Board would prefer that the work be put off until July when there is less chance of frost at night. Ms. Walter will research the status of the caulking caulking issue between the wood trim and the rock.
- Heat tape breakers will be turned off on May 1.
- There has been no further response from the owner of 1521LLC so the insurance claim for the bulkhead built in the lake has been closed, but remains on stand-by status in case it needs to be reopened.
- The Board requested WPM to send a weed-spraying reminder letter to SFH lot owners requiring that they spray by mid-June.
- Roof repairs have been completed on 124MV and 113MV; 129CL was recently approved and scheduled to begin. Estimates will be provided soon for interior repairs in all other units, which experienced leaks this winter. Ms. Walter will send a copy of the roof leak log for the current and past year. A more permanent solution to roof leaks should be investigated.
- There is no painting work scheduled on the MMC, but the doors on SV and CL were not done at the time of the last work in those areas and may need attention this year.
- Ms. Shramo will look into the seal coat bid that is believed was approved last year, but due to weather, the work was not completed.

- Ms. Davis questioned whether the HOA applied for the TOS weed-spraying fund-matching program last year. Ms. Shramo will research this.

#### Property Management Report

Ms. Walter reminded the Board that Mr. Bearson was no longer with Wildernest, and explained that he had moved to Arizona. Mr. Vlcek will be covering the property the position is filled.

- Mr. Vlcek noted that the dumpster enclosure on South Vista is missing a board that may be found as the snow melts. He will wait for a week before replacing it. Ms. Allen is concerned that some of the dumpsters are currently sitting on top of snow and as the snow melts it could become a danger. Mr. Vlcek will look into this issue.
- It was also noted that there are about 5 boards at 1374SV that need to be repainted. Mr. Vlcek will have Mr. Snyder look at this at the time the punch list items are completed.

### **NEW BUSINESS**

#### Owner Request

The owner of 100RR requested that the gutter on her unit that was knocked loose by ice be reinstalled at the expense of the HOA. According to the ARC history, the gutter was installed and paid for by the owner, and will remain her responsibility for perpetuity.

#### Newsletter

Along with the standard articles, items on dumpster etiquette, fire preparedness, boiler inspections, mailboxes, and helpful tips will be included. Any Board member with tips to share, such as an easy way to insulate pipes, should email Ms. Shramo who will compile these items.

#### Fence

The fence is due to be stained this year, so Ms. Shramo will solicit bids. Ms. Ziedins will take responsibility for selecting a color. Ms. Davis recommended that the color match the duplexes to limit the number of colors in use on the property.

#### Landscaping

A two-year maintenance contract with Rocky Top was signed in October, with the option to cancel after one year. Ms. Davis feels that the area around the lake should be sprayed for weeds once. A bid was presented from WPM; a bid from Neils-Lunceford is expected. Bids from both companies have been received for the common area spraying.

**RESOLUTION: Upon motion made, duly seconded, and unanimously carried, the Neils-Lunceford bid for spraying weeds in the common areas was accepted and the lowest bid for spraying around the lake will be accepted.**

Ms. Davis will write an email for Ms. Shramo to send to owners requested volunteers to help with landscaping work. WPM can assist in preparing the soil for planting for \$30 per hour.

### **NEXT MEETING DATE**

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

Ms. Shramo will verify a date with Ms. Walter and Ms. Lofton for a budget work session with Ms. Allen. Ms. Allen would prefer June 20 or 27.

### **ADJOURNMENT**

The meeting was adjourned at 6:20 p.m.