

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

The Blue River Run Homeowners Association Board of Directors met on Friday, July 18, 2008, at the Wilderrest Commercial Center. Directors in attendance were Mike Kelley, Donata Ziedens, Nancy Allen, Barry Spector, and Francina Davis. Owner Mary Kay Kelley joined the meeting, as well. Representing Wilderrest Property Management (WPM) were Barb Walter – Director of Homeowners’ Associations, Karen Shramo – HOA Liaison, Daniel Vlcek – Director of Off-mountain Properties, and Paco Ortiz – Resident Manager. Mr. Kelley 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.

APPROVAL OF MINUTES

RESOLUTION: Upon motion made, duly seconded and unanimously carried, the minutes from the April 18, 2008 Board meeting were approved as written.

FINANCIAL REPORT

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

- Several roof snow removal items have been reclassified.
- Snow removal and roof repairs show large overruns year to date.

Budget Proposal/Major Maintenance Chart (MMC)

- A \$10 per unit per month dues increase to the Reserve account was recommended at the last annual meeting and all owners present agreed this was necessary. It was originally suggested that \$5 of this be allocated to Reserves, and \$5 to Operating. The Board discussed options for dues increases, and determined that the entire proposed increase should be allocated to the Reserve account.

RESOLUTION: Upon motion made, duly seconded, and unanimously carried, the revised budget was approved, which included a \$10.00/month/unit dues increase entirely allocated to the Reserve account.

MANAGEMENT REPORT

Ms. Walter introduced Francisco (Paco) Ortiz as the new resident manager. She explained that he has not started doing monthly reports yet, but will begin in August.

Action List

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

- One of the bills for reimbursement by the Town of Silverthorne for damage caused during tree cutting was resubmitted when they were received from the Auditor; however, Ms. Walter asked for clarification from Ms. Davis on the remaining expenses to be reimbursed. Ms. Davis will verify there was no damage caused this year.
- The audit revealed that the dues allocation between single-family homes and townhomes is not in line with the Declarations, but is a reasonable split.

RESOLUTION: Upon motion made, duly seconded, and unanimously carried, the dues allocation percentages will remain as they are.

RESOLUTION: Upon motion made, duly seconded, and unanimously carried, the bill for the audit was approved for payment.

- The concrete patching has been delayed due to rain. Ms. Zeidens commented that since they have not moved forward with the settling issues, they should consider patching all driveways. Ms. Walter explained that Ed Storako of Excellent Construction will be able to do the necessary work on the units with settling problems in October, if the Board approves his proposal. The owners will be responsible for the repairs made under the foundation, and must agree to the cost to have the work completed simultaneously. Mr. Spector and Ms. Ziedens will contact other owners with this situation. It was noted that there might be a cost savings if all the repairs are completed at once.

RESOLUTION: Upon motion made, duly seconded, and unanimously carried, the HOA will pay for the exterior mudjacking and repair work in conjunction with the owner paying for the interior repairs and mudjacking required under the footprint of their own unit.

- Ms. Shramo has not received an update from Snyder Painting on when the touch up work will be completed. The Board would like bids on garage doors and railings on South Vista, and on doorframe touch up for next year on Creek Lane and Mountain Vista. Ms. Shramo will email the bids to the Board when they are received.
- The rock re-pointing project is scheduled to begin next week. Ms. Walter will provide the list of rock areas that need re-pointing and sealing to the Repair & Maintenance Department.
- WPM will continue trying to contact the owner of 1521 Legend Lake Circle regarding the inadequate weed spraying on his property.

At this time Ms. Shramo left the meeting.

Property Management Report

Mr. Ortiz reported on the following issues:

- Roosting pigeons are a problem, especially on Mountain Vista because unit occupants appear to be feeding them. Owners will be advised in the newsletter to refrain from this activity.
- Trash walks are completed every day and clean up in and around the dumpster enclosure is done as needed.
- Some boards were replaced and painted on the dumpster enclosure.
- The drainage system at the end of the parking lot on Creek Lane was reworked under Ms. Davis' direction.
- It was noted that George Murray (104 RV) has extra paint for touch up on the duplexes and WPM has extra paint for the townhomes.

NEW BUSINESS

Landscaping

Ms. Davis presented the following updates on summer landscaping projects:

- Weeds have been pulled from the flowerbeds in the fence along Highway 9.
- Topsoil has been added to all beds.

- An effort is being made to move toward making all flower beds more natural, which hopefully will result in less maintenance.
- Because there was only one sprinkler head on Creek Lane, an extra one was added but Ms. Davis requested authorization to add one more. The additional irrigation will help solve the brown grass issues experienced earlier this summer. The additional head was approved by consensus.
- Ms. Davis presented receipts for fertilizer and other lawn materials, as well as for the purchase of two blue spruce trees planted in the common area.

RESOLUTION: Upon motion made, duly seconded and unanimously carried, reimbursement to Ms. Davis was approved for the purchase of two blue spruce trees, as well as miscellaneous lawn supplies.

Newsletter

The draft newsletter was reviewed. Four additional items regarding the pigeon infestation, an annual meeting reminder, mailbox contact info, and solicitation of helpful hints from owners, were also reviewed and approved for inclusion in the newsletter. Mr. Kelley noted that he would make some revisions in his article and resubmit it.

Ms. Ziedens requested that the Board approve the installation of another bank of on site mailboxes without waiting for the additional boxes to be reserved by the needed number of owners. The other Board members explained that the cost of such an installation would have to be covered by the HOA but the original mailboxes were installed and paid for solely by the owners who wanted them. The original policy will remain in place but Ms. Ziedens was encouraged to contact John Bowyer, who oversees the rental of the mailboxes, to get on the waiting list for the next available mailbox.

Snow Removal

Ms. Walter asked the Board for clarification on next year's snow removal contract with Premier Maintenance. After discussion regarding whether to stay on an hourly charge contract for snow plowing or go to a fixed fee contract, the Board decided to remain on the hourly charge contract.

NEXT MEETING DATE

The next meeting is the Annual Meeting, which will be held on Saturday, August 16, 2008, at 10:00 a.m. at the Silverthorne Town Hall. A social hour will begin at 9:00 a.m. Ms. Davis and Ms. Kelley volunteered to provide food items, while WPM will provide coffee and water.

ADJOURNMENT

The meeting was adjourned at 6:50 p.m.