

Draft pending approval  
**BLUE RIVER RUN HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**January 27, 2006**

The Blue River Run Homeowners Association Board of Directors met on Friday, January 27, 2006 at the Wildernest Commercial Center. Directors/Alternate Directors in attendance were Nancy Allen, Sara Schnabel, Pete Novembre, Brooke Sterling, John Bowyer, Mike Kelley, George Murray and Don Kennen. Director Francina Davis was absent and excused. Representing Wildernest Property Management were Barb Walter – Operations Director, Daniel Vlcek-Director of Property Management and David Linnabary – Property Manager for the Silverthorne Properties. Tony Snyder, Wildernest General Manager, also attended part of the meeting. Mr. Novembre 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.**

**APPROVAL OF MINUTES**

**RESOLUTION: Upon motion made, duly seconded and unanimously carried, the minutes from the October 7, 2005, Board meeting were approved as written.**

**SUMMIT COUNTY WEED PROGRAM PRESENTATION**

Lisa Taylor gave a presentation on Summit County's efforts to control noxious weeds and distributed booklets, "Troublesome Weeds of the Rocky Mountain West" to all present. She also provided a list of licensed commercial weed abatement contractors. Having previously performed an on site inspection of the Blue River Run property, she recommended that individual owners refrain from applying their own treatments but rather hire professional applicators to spray twice, in July and September. Ms. Taylor thanked the HOA for their proactive approach to this widespread county problem. She further reported that Summit County will be performing enforcement activities for the first time this year by sending letters to property owners with serious weed problems. Summit County has a cost-share program, which offers HOA's and individual property owners matching funds up to \$500 for addressing weed problems. Information on this program can be found on the county's website: [www.co.summit.co.us](http://www.co.summit.co.us) (then click on the weed page).

After Ms. Taylor's departure from the meeting, Mr. Kennen reported that he had received a recommendation for using Paul Shreiner with Eco RX, one of the certified applicators on the County's list. The Eco RX estimate to spray a single-family lot is \$75/hour for labor with an estimate of one half hour per lot plus \$50.00 for the chemicals per lot. Mr. Kennen volunteered to contact each single-family owner to arrange for approval of this project. The townhomes and duplex area will also participate in the weed application at the same time, which will hopefully result in a discount for both BRR areas. The contractor will provide the appropriate cost breakdown for the townhomes/duplex area and for each lot but he will bill in a lump sum. Wildernest will then bill the individual entities. Ms. Allen volunteered to apply for the county's matching funds once the total costs are determined.

**FINANCIAL REPORT**

Ms. Allen reviewed the financial report for the month ending December 31, 2005. She noted that expenses are tracking with the budget except for snow removal, which is 50% over budget. Mr.

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Vlcek confirmed that the snowplow contractor does not charge an overtime rate but rather the same amount for all hours spent on the property.

Other challenges and additional costs associated with this winter's higher than average snowfall were briefly discussed. One of the concerns is the potential for roof leaks. Ms. Walter reported that there is another leak at 105 Mountain Vista in the same area where previous leaks occurred. The owner of the unit has expressed concern regarding the impact of water damage on the structural integrity of the floor area, which has been repeatedly soaked. However, the Board feels structural damage is unlikely and will continue to address the issue by following the normal procedures. Ms. Walter has also requested a proposal for additional repair of the roof in the leak area from Turner Morris Roofing. Mr. Murray voiced his concern regarding the additional weight on many of the roofs, as well as the huge icicles hanging off some roofs. He and Mr. Novembre will survey the property to determine if any of these areas need to have ice/snow removed. Ms. Walter also asked the Board to review a statement and photograph from Turner Morris related to an ice dam on the roof at 105 Range View. The ice dam had bridged over the Bylin Panel because the owner had turned the heat tape off for a period of time. After discussion of responsibility for the cost of the ice dam removal, the Board made the following decision.

**RESOLUTION: Upon motion made, duly seconded and unanimously carried, the HOA will not pay for ice/snow removal off a unit roof if the build up is the result of an owner's actions (for example, turning off the heat tape); the HOA also will not pay for the repair of interior damage caused by a roof leak resulting from such actions.**

Ms. Walter presented an update on the delinquent dues. One unit is nearing the end of the foreclosure process initiated by the mortgage company who is expected to pay the required six months dues in the near future. Several single-family lot owners have not paid their annual dues yet and liens have been filed on those properties. One single-family lot owner's account has been sent to the attorney to begin the foreclosure process.

Ms. Allen complimented the Accounting Department for providing the financials to the Board by the agreed upon deadline (the 15<sup>th</sup> of the following month).

**RESOLUTION: Upon motion made, duly seconded and unanimously carried, the financial statements for the month ending December 31, 2005, were approved as presented.**

Ms. Walter presented the Board with a draft of the "Application of Payment Policy" for approval per a Senate Bill 100 requirement. This policy will also be posted on the HOA website.

**RESOLUTION: Upon motion made, duly seconded and unanimously carried, the Application of Payment Policy was approved as presented.**

Mr. Novembre requested that the word "and" be added to the title of the MMC; the title will read "Reserve **and** Major Maintenance Chart.

### **OLD BUSINESS**

#### Paint Bids

The paint bids for the six townhome buildings on Mountain Vista were reviewed. The two highest bids (from Peak Paint and WPM) were eliminated leaving three bids for consideration (from Proff Paint, Platte River and Snyder Painting). However, none of these three contractors priced additional

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coats of paint in excess of two nor did they specify the exact product to be used per the requirements in the Statement of Work. The Board asked WPM to request this information as soon as possible from the contractors and provide it to the Board. The information will be emailed to the Board members who are asked to reply to a vote on the contractor; all were reminded that an email vote requires a 100% response.

### Newsletter

Since the previously requested newsletter items had not been submitted, except from Ms. Allen, Ms. Walter asked if the Board wanted to continue to produce an HOA newsletter. It was decided that the newsletter is a valuable information tool for the owners and should be continued. All committee chairpersons are to submit their articles to Mr. Novembre by February 15, 2006. A reminder to this effect will be sent to the Board.

### **NEW BUSINESS**

#### Mail Boxes

Mr. Bowyer presented an update on the proposed mailbox project. The Board felt there are still too many unknown facts regarding this issue and asked Mr. Bowyer to submit a written proposal including operating procedures for the installation and administration of the mailbox system. He will also compose an article for the newsletter asking owners to express their interest level in this project. A final decision will be made by the Board on this issue at the next Board meeting.

#### Status of Action Items

The Action List was reviewed.

Additional discussion on the action items included the following:

- Mr. Vlcek confirmed that the plow contractor does not plow until there is a minimum of 4 inches of snow. However, it was noted that there are often varying amounts of snow on different areas of the property. He also confirmed that the staff clears all walkways with the exception of the rear pathway; this path is cleared as time permits and as a last priority.
- Mr. Novembre complimented the staff on their snow removal efforts during this particularly heavy snow season.
- Waste Management often does not return the dumpster far enough back into the enclosure after emptying it resulting in the dumpster entrance being partially blocked. Mr. Vlcek will resolve this issue with Waste Management.
- The BRR bus shelter is no longer an active bus stop. The bus stop was recently moved to a different location and it appears that the bus does not always stop if there are no people seen waiting.

### **NEXT MEETING DATE**

The next Board meeting will be on Friday, April 21, 2006 at 4:00 p.m. in the Wildernest Commercial Center.

### **ADJOURNMENT**

The meeting was adjourned at 6:15 p.m.