

**BLUE RIVER RUN HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
April 16, 2010**

The Blue River Run Homeowners Association Board of Directors met on Friday, January 15, 2010, at the Wilderndest Commercial Center. Directors in attendance were MaryKay Kelley, Wiebe Gortmaker, Ken Schneider, and Ron Bower, who joined via teleconference. Representing Wilderndest Property Management (WPM) were Gary Barr – CEO, Karen Harsch – Director of Homeowners’ Associations, Karen Shramo – HOA Liaison, Daniel Vlcek – Director of Off-Mountain Properties, and Francisco Ortiz – Resident Manager. Ms. 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 as presented.

APPROVAL OF MINUTES

The ARC will consist of Ron Bower, Pete Novembre, and George Murray.

RESOLUTION: Upon motion made, duly seconded and unanimously carried, the minutes from the January 15, 2010 Board meeting were approved as amended.

PIGEON SOLUTIONS

Mike Lott of Mountain Pest Control explained the solutions for controlling the pigeon population in the community. The Board reviewed the options that have already been tried. The Board thanked Mr. Lott for his time. Upon further discussion, it was determined that;

RESOLUTION: Upon motion made, duly seconded, and unanimously carried, “crazy corn” will be used to control the pigeon population.

RESOLUTION: Upon motion made, duly seconded, and unanimously carried, a full treatment will be carried out.

LANDSCAPING REPORT

- Mr. Allen reviewed the proposals submitted by Neils Lunceford, which had not increased in price from the previous year.
- Mr. Allen and Mr. Ortiz will focus on the wildflower areas within the fence.

RESOLUTION: Upon motion made, duly seconded, and unanimously carried, the proposals for perennial plants, monthly maintenance of the beds and spot spraying for weeds by Neils Lunceford were approved, pending possible warranty negotiations by MaryKay Kelley.

- Mr. Gortmaker suggested purchasing an edger so that the on-site staff did not have to clear the grass from the sidewalk edges by hand.

RESOLUTION: Upon motion made, duly seconded, and unanimously carried, Mr. Ortiz will purchase an edging machine with a cost not to exceed \$350.

- Ms. Shramo will contact Neils Lunceford to ask for a prepay discount on the weed spraying proposals, as has been granted in past years.

RESOLUTION: Upon motion made, duly seconded, and unanimously carried, weed spraying proposals for the common areas and pond banks were approved.

EXECUTIVE MANAGEMENT

Mr. Barr, the CEO of WPM, explained that all of the properties have been divided between the General Manager, Executive Director of Properties, and himself so that they can be sure that proper service is being given. He described the different positions and departments being implanted for construction, maintenance, and plumbing work. In addition, all of the office staff are being given extensive training in community management and IT systems. The new website will offer faster and clearer communication with Boards and owners. Management contracts will be revised for clarity, and Boards will be asked for input on all staff on a quarterly score card so that problems can be addressed in a timely manner, and improvements made where needed.

MANAGEMENT REPORT

Property Management Report

- The spring checklist is in progress which includes the removing the snow markers and cleaning debris and leaves.
- Exterior lights are on at 1372SV, but WPM does not have keys to the unit to shut them off. A message was left for the owner, and a letter will be sent telling them of the situation and asking if they would like to sign up for security checks. The Board suggested putting a reminder of this service in the annual newsletter.
- There are about 20 decks that are in poor condition underneath due to a vent that causes the paint to peel. WPM will prepare a list of these decks, and a proposal to fix the vent problem.
- A date will be selected for a walk-through of the property, and emailed to the Board for responses.

Action List

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

- A paint committee should be convened by May so that color suggestions can be given at the Annual meeting for owner input. An email will be sent to all owners to gather volunteers. Mr. Gortmaker will chair the committee.
- The backflow preventers on the irrigation system will be inspected, and bids will be presented if there are needed repairs.
- Mr. Vlcek will check to see if WPM still has space available in the plowing schedule to present a flat-rate contract. Mr. Gortmaker suggested that the HOA could purchase a

Bobcat instead of continuing to pay contractors. This will be researched for the next meeting.

FINANCIAL REPORT

Ms. Allen reviewed the March financials, which show that assets totaled \$223,083.30, and liabilities totaled \$40,519.85, resulting in equity of \$182,563.45. Other items of importance were noted, including:

- There has been significant savings in snow removal due to the light snowfall to date.
- There have been two insurance claims filed, which include a \$300 filing fee each.
- An owner requested that late fees be removed from their account if they brought everything else current; the Board denied this request.

OLD BUSINESS

- The stairs on South Vista face so that they do not get sunshine, causing dangerous ice buildup. Gutter and downspout solutions will be researched.

NEW BUSINESS

- The next regular meeting will be the budget planning meeting on Friday, July 16, 2010, at 3:00 p.m. Ms. Allen, Ms. Shramo, and the bookkeeper will have a budget work session prior to that date.

ADJOURNMENT

The meeting was adjourned at 6:30 p.m.