

Blue River Run
Board Meeting Minutes
October 28, 2016

- I. Bill Linfield, the Public Works Director for the Town of Silverthorne made a presentation on the proposed bike path. The town is still working to secure the easements needed to begin Phase 6 of the project. They are hoping to secure the easements in 2017 and break ground in 2018. Plans for their preferred and alternate options are posted on the Blue River Run website.
- II. Call to Order
The meeting was called to order at 4:02 PM. Board members present in person were MaryKay Kelley, Dianne Chisholm, John Dunlap, Mike Mueller, Joe Kopchik, and Reggie Golden. Representing Summit Resort Group was Katie Kuhn and Shane Carr. A quorum was present.
- III. Owners Forum / Landscape Committee
Homeowners Don Linger and Mike Allen were present.
Mike Allen gave a landscaping report. Mike noted that Rocky Top did a good job this year, and that their contract doesn't expire until 2018. Shane, Mike, and Dave from Rocky Top did a walk through and found other services that should be added to the contract. He would like suckers removed in various areas, and shrub stumps removed and new mulch placed by the front entry sign. The total cost for these items is \$1,695. Since the 2016-2017 budget included an increase for landscaping expenses, Mike Mueller moved to approve the proposal. John seconded, Marykay, Dianne, John, and Joe were in favor of the motion. Reggie opposed since there was not a 2017 landscaping cost breakdown available at this meeting. The motion passed.
- IV. Design Review Board
There were no requests for Design Review.
- V. Approval of Minutes
The Board reviewed the minutes from the August 20th Board meeting. MaryKay made a motion to approve the minutes as presented. Reggie seconded and the motion carried.
- VI. Financials
The Board and Management reviewed financials as follows:

September 30, 2016 Close

September 30, 2016 close financials report:

Balance Sheet

\$11,677 in Operating
\$81,863 in Reserves
\$299,872 in RBC Investments

Profit and Loss vs Budget - Year End

\$271,949 of actual expenditures vs. \$262,848 of budgeted expenditures resulting in closing September 2016 \$9,101 over budget in operating expenses.

Major areas of expense variance include:

Overage

- 602 Miscellaneous - \$1,159
- 665 Trash Removal - \$2,100
 - Contract renegotiated with WM and credit received
- 667 Roof Snow Removal - \$1,417
 - Due to roof leaks
- 669 Electric - \$1,971 – Summit Resort Group will continue to investigate this overage.
- 675 Roof Repairs - \$1,490
- 677 Landscaping \$3,198

Underage

- 671 General Building Maint. - \$1,286

A/R

All dues are current

VII. Managing Agent's Report

SRG reported on the following items:

A. *Completed*

- 137 CL Drywall Repair
- 106 RV, 104 RV, and 100 MV Deck repair
- Squirrel capture and exclusion
- Fence repaired
- Vole and Ant treatment
- Gas line repaired
- Decks re-stained
- Concrete replaced in driveways
- Roof repairs
- Touch up painting
- Crack sealing on MV and RV
- Swallows nests removed

B. *Pending*

- 130 Creek Lane deck repair is almost finished. The board would like the engineer to come out once it's complete to do a final evaluation.
- 101 MV deck repairs
- MaryKay made a motion to approve the following repairs, John seconded and the motion carried.
 - 104 MV gutter addition – \$850
 - 128 CL heat tape replacement – \$1,445
- 1372 SV deck timber replacement

VIII. Ratify Board Actions Via Email

Dianne made a motion to approve the following action via email:

- 10/12/16 Snow Plowing (Raven Approved)

Marykay seconded and the motion carried.

IX. Old Business

- Gas Meter Repair – SRG will have Premier Plumbing do a visual and gas leak test for all meters so the Board can assess which units must be taken care of immediately.
 - Premier Plumbing estimated approximately \$2,500 per building
 - Drywall repair – Cost dependent on unit depending on where gas pipes enter unit.
- Landscaping Contract- Expires December 2017

X. New Business

- A front deck engineering report was presented to the board for suggestions on how to best repair rotted cantilevered deck joists. Shane explained that each building will likely need 1 or 2 boards replaced since the end boards are sistered to each other, allowing water to sit. SRG is pursuing pricing and will present to the Board once received.
- Windows – MaryKay pursued group pricing for seven units at Blue River Run, but found that coordinating multiple vendors for multiple units would prove to be problematic, and there isn't a cost savings associated with doing replacements at the same time. MaryKay will let the interested homeowners know this, so they can move forward individually should they choose.
- Coach Lights – New light fixtures must be dark sky compliant. The Board would like to find a few lights that would look nice on the units to give homeowners a guide line for what would be approved

by the Board. The Board will also consider implementing an Exterior Modification Policy for items such as this.

XI. Next Meeting Date

The Board will meet on January 20th at 3:30 PM at Summit Resort Group.

XII. Adjournment

Mike motioned to adjourn the meeting at 6:00 PM. Dianne seconded and the meeting was adjourned.

Board Member Approval: _____ Date: _____