

**BLUE RIVER RUN HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
April 8, 2011**

The Blue River Run Homeowners Association Board of Directors met on Friday, April 8, 2011, at the Wildernest Commercial Center. Directors in attendance were MaryKay Kelley, Wiebe Gortmaker, Nancy Allen, Dianne Chisholm and Ron Bower. Ken Schneider participated via teleconference. Landscape Committee Chair, Mike Allen, was also in attendance, as well as Diane Chisholm's husband, Don. Representing Wildernest Property Management (WPM) were Barb Walter – Interim Community Association Manager, Chuck Carvey – Community Association Manager, Francisco Ortiz – Property Manager, and Hugo Alba. Ms. Kelley called the meeting to order at 4:10 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**

Ms. Walter submitted the minutes for the January 21, 2011, Board meeting. The annual meeting minutes from August 14, 2010, were presented for review.

**RESOLUTION: Upon motion made, duly seconded and unanimously carried, the minutes from the January 21, 2011, Board meeting were approved as written.**

**LANDSCAPING REPORT**

Mr. Allen reviewed the proposals received for the center fence opening beds:

- The proposal from Neils Lunceford, Inc. (NL) includes replanting and maintaining the three fence beds, as well as maintaining the three entry beds, for \$6,607.25.
- The proposal from Raindrops on Roses, LLC, as disqualified.
- Mr. Ortiz presented a proposal for the Consideration.

Mr. Allen and Ms. Kelley requested that \$2,000.00 be approved for continuing landscape improvement.

- Last year about 100 seedlings were planted. They were hit hard by the winter weather.
- Consideration should be given to the planting beds at the duplexes. Free mulch is available and will be considered in the future.

**PROPERTY MANAGEMENT REPORT – Mr. Ortiz reported on the projects and issues:**

- Hugo, the assistant manager was introduced. He is very knowledgeable and experienced.
- The prepared slide show displayed the completion of several projects and items of interest
  - Photo of outside thermometer displaying -40° F
  - An overflowing of the dumpster at CL#4 was noted
- Two bids were presented to repair the concrete at the patios of 105-107 MV.

**RESOLUTION: Upon motion made, duly seconded and unanimously carried, the project to repair the concrete was awarded to Ferrara.**

- The new gutters on the duplexes were completed
- Ms. Kelley reported that she added gutters to her house and requested Board approval.

**RESOLUTION: Upon motion made, duly seconded and unanimously carried, the addition of gutters to the Kelley unit were unanimously approved.**

- Mr. Ortiz presented a bid to rectify the exhaust vent problem for \$520.00.

**RESOLUTION: Upon motion made, duly seconded and unanimously carried, the project was awarded to Mr. Ortiz.**

- Mr. Ortiz presented a bid for the fence bed project. The bid totaled \$6,870.00 and included maintenance of all six beds as well as the new plantings in the three fence beds. The committee chair expressed a preference to use Mr. Ortiz for this project since he knows the property and cares deeply for it. Ms. Kelley suggested that \$1,500.00 be budgeted for weed control in next year's budget.

**RESOLUTION: Upon motion made, duly seconded and unanimously carried, the project for the fence beds was awarded to Mr. Ortiz.**

- Mr. Allen considered the WPM tree replacement program to purchase trees from the nursery in Carbondale. He recommended that the Association purchase 5 trees and also make the single family home owners aware of the opportunity. Ms. Chisholm will pass the word along verbally.
- Management to obtain a bid from Neils Lunceford for weed spraying throughout the property.
- Mr. Ortiz showed photos of the snow removal damage caused by Premier this season. Though there was damage throughout the property, only CL damage was presented as a representative sample. Damage to rock areas, sod, and heat tape were all noted. The snow removal contractor has been contacted. Historically, they have refused to repair areas which they have damaged or have attempted to repair the areas themselves.
- Possible recourse: consider tightening up the contract to specifically hold the contractor accountable for damage which they cause or consider another contractor. Mr. Ortiz will discuss this with Premier. He will offer to have the current landscaper, Rocky Top, repair the damage and bill Premier directly.

Snow Removal – Mr. Gortmaker is presented a proposal for the HOA to purchase a piece of snow removal equipment, which would be used by the WPM staff to plow the parking lots at Blue River Run. Ms. Walter provided a copy of the current snow removal contract with Premier Plowing to Mr. Gortmaker. Proposals for snow removal services during the 2012-2013 from Premier and Hilco were reviewed. Mr. Ortiz presented basic pricing for a fixed price snow removal option from WPM. The Board would like to see another option from WPM for consideration.

Mr. Allen departed the meeting at 4:50 p.m.

## **FINANCIAL REPORT**

Ms. Allen briefly reviewed the financial statements ending February 28, 2011, and noted total assets of \$272,174.43 with liabilities of \$23,912.33 leaving equity of \$248,262.10. Ms. Walter confirmed that the 4<sup>th</sup> quarter cost was expensed correctly in the previous fiscal year.

June 10<sup>th</sup> meeting was set for Ms. Allen and Mr. Schneider with the accountant to discuss the upcoming budget at 2pm.

### **OLD BUSINESS**

Exterior Painting – Four bids have been received from Peak Painting, Real Painting, Advantage Painting, and Excaliber Painting. Prices range from \$123,250 to \$207,000. Mr. Gortmaker will talk to the Real Painting people to clarify a couple items. The Board will select a contractor by email based upon the additional information obtained.

Exterior Touch up painting – the Board considered a \$7,500 bid from Ferrara and a \$3,150 bid from WPM for this project.

**RESOLUTION: Upon motion made, duly seconded and unanimously carried, the Board selected the WPM proposal.**

### **NEW BUSINESS**

114 Creek Lane Architectural Request – vent to outside from boiler. Condensation froze vent close and it snuffed out the boiler. Per Ms. Walter, the Declaration doesn't address this specific issue. It does, however, state that the heating equipment maintenance and repair is the responsibility of the individual homeowner. The vent in question is already on the list to be repaired.

120 Creek Lane – Broken bathroom pipe. Plumber found that there was a lack of insulation. Plumber found that the percentage of antifreeze exceeded the required amount.

**RESOLUTION: Upon motion made, duly seconded and unanimously carried, the Board directed that the homeowner be reimbursed for their expenses which are less than \$100.00.**

Major Maintenance Chart – Bids for fence painting and rock sealing need to be obtained. Townhome painting bids include staining the decks. Range View and Rocky Run are scheduled to be painted a year from this summer. South Vista is two years later. Mr. Gortmaker will coordinate having these examined by a paint representative from Benjamin Moore to determine whether our schedule is correct or if it can be pushed back a year. This will be done by the end of April.

Dog Issues – Many owners and passers-by are not picking up after their dogs.

**RESOLUTION: Upon motion made, duly seconded and unanimously carried, the Board directed that WPM Put signs, and mutt mitts, at the bike path and at the Legend Lake entrance saying “Private property, please curb your dog, leash law enforced”.**

Unauthorized Mailbox Use – All mailbox issues will be routed through John Bowyer.

### **NEXT MEETING**

The next meeting is the budget work session scheduled for June 10<sup>th</sup> at 2:00pm and the Board will meet next for the Budget meeting on July 8, 2011, at 3:00 p.m. at the Wilderest Commercial Center Conference Room.

### **ADJOURNMENT**

The meeting was adjourned at 7:10 p.m.