

**BLUE RIVER RUN ASSOCIATION  
ANNUAL MEETING  
August 20, 2022**

**I. CALL TO ORDER**

The Blue River Run Association Annual Meeting was called to order at 10:00 a.m. via videoconference.

**II. PROOF OF NOTICE, INTRODUCTIONS AND QUORUM**

Board Members Present Were:

Mary Kay Kelly, President, 101RV  
Mike Mueller, Treasurer, 127MV  
John Dunlap, Director, 101MV  
Joe Kopchik, Director, 120CL

Dianne Chisholm, Vice President, 129CL/1517LL  
Allen Kvidera, Secretary, 104RV  
Wiebe Gortmaker, Director, 104MV

Homeowners Present Were:

Kenneth Pierce, 100RR  
Shaun & Katie Rezaiefard, 102RR  
Jeff Johnson, 104CL  
Cynthia Scholz, 106CL  
Laurie Segall, 109RV  
Patricia Noyes, 113CL  
Rachel Wannlund, 114MV  
Rosemary Seiwald, 116CL  
Jeffrey Scott, 117CL  
Lorraine & Kevin Walker, 122MV  
Lisa Kent, 126MV  
Graham & Michell Kane, 1573L  
Carolyn Andrews & Richard Gardner, 1581L

Mark Burgeson, 100RV  
Matthew Kallman, 103CL  
Sheri Lewis Paul, 105MV  
Bill Kubaska, 108CL  
Jason & Amy Hladik, 111MV  
Marie Crossley, 114CL  
Matthew & Leigh Moore, 115MV  
Steve & Cindy Foley, 116MV  
Amy Bloom, 120MV  
Helene Bainer, 124MV  
Lauren Heising, 1524L  
James Heidell & Lisa Skumatz, 1577L

Representing Summit Resort Group (SRG) Were:

Kevin Lovett, President  
Shane Carr, Site Manager

Kelly Schneweis, Property Administrator

Erika Krainz of Summit Management Resources transcribed the minutes from recording.

Notice of the meeting was sent on July 20, 2022 and was posted at the property. With units represented in person and proxies received a quorum of over 10% was confirmed.

**III. REVIEW & APPROVE MINUTES OF 2021 ANNUAL MEETING**

**Motion:** Laurie Segall moved to approve the August 21, 2021 Annual Meeting minutes as presented. John Dunlap seconded and the motion carried.

**IV. PRESIDENT'S REPORT**

Mary Kay Kelly thanked the SRG team for efforts at the property, Dave from Rocky Top for the beautiful landscaping and the other Board members. She thanked Joe Kopchik, who will be

stepping down from the Board, for his service. The term of Dianne Chisholm expires and she will be running for re-election.

She reminded owners that only owners are allowed to use Legend Lake and guests must be accompanied by an owner. Boaters and paddleboarders are required to use a personal safety device.

Historically, insurance claims have been filed for frozen pipes in the mechanical room, and water supply line leaks from washing machines and refrigerators. Owners are reminded to set thermostats at 60 degrees when units are unoccupied, to leave cabinet doors open during low temperature periods, to set mechanical room heaters at 40 degrees if applicable and to replace original washing machine and refrigerator hoses with steel hoses. Eliminating claims will lower the insurance premium. Owners are encouraged to sign up for security checks, which are provided by SRG at no extra charge.

The 16 mailboxes are full and there is a waiting list. The fourth cluster of mailboxes is currently unused but the Post Office will not start delivery until they have staffing to service them. There has not been any progress on adding a stop light by the Kum and Go on Highway 9. Owners are asked to replace damaged window screens. Owners are asked to ensure they turn off exterior lights when they leave. A committee will be formed to explore options for replacing the exterior lights.

Many Association expenses have increased, including the management fee (\$8,500), insurance (\$6,000), water and sewer (\$6,400) and cable/internet (\$4,300). Roof replacement is coming up and the siding is no longer holding paint. The Board discusses the financial position at every meeting. The Board is considering an amendment to the Declarations to allow the Association to obtain a loan for future projects.

Projects that have been completed include touch-up painting, roof inspection and repair, repair or replacement of the cantilevered decks and wrapping the posts at the gray townhomes and asphalt repair on South Vista. In upcoming projects, step repair is needed at the tan townhomes, all streets will be crack filled and seal coated and notice will be sent to all owners regarding the schedule so vehicles can be moved. There are two areas of the fence that need repair. Roofing bids are being analyzed and the vendors are being interviewed.

## **V. TREASURER'S/FINANCIAL REPORT**

### **A. *Year-to-Date Financials***

As of June 30, 2022, the Alpine Reserve account balance was \$302,219 and the Investment account balance was \$330,815.

### **B. *Budget Ratification 2022/2023***

Mike Mueller reported that the 2022/2023 Operating budget as drafted included an 8.6% increase, mainly due to the reasons Mary Kay Kelly reviewed during her report and inflation. The increases for the previous two years have been 2.9% and 3.7%.

There were owner comments and questions about the cable/internet and landscaping. The cable/internet contract includes a provision for 5% annual increases. There was a suggestion to reduce the frequency for weed treatment and/or fertilizing the lawn and

adding rain sensors to the irrigation system as a cost saving measure. Mike Mueller said sensors have been considered but the existing system is 20 years old. Upgrades are being made as equipment is replaced. The Board previously approved the proposed budget.

**Motion:** Mike Mueller moved to approve the 2022/2023 Budget as presented. John Dunlap seconded and the motion carried.

## **VI. MANAGING AGENT'S REPORT**

### *A. Completed & In Progress Items*

1. Wrapped the gray townhomes posts with metal.
2. Repaired the fence.
3. Installed mailbox cluster #4 and waiting for Post Office to establish delivery.
4. Repaired the SV asphalt.
5. Crack fill and seal coat the roads (in progress).
6. Scrape the paint (in progress).
7. Repair decks (ongoing).
8. Repair concrete on Range View and Rocky Run (scheduled).
9. Step repair will be completed once the Board approves an estimate (pending).

### *B. Reminders*

1. Hot tub installation requires a Town permit and Board approval. Guidelines are available on the website. Hot tubs are the responsibility of the unit owner.
2. Heat tape should be left on during the winter.
3. There is a window replacement policy on the website and SRG can provide contractor recommendations.
4. Damaged window screens should be replaced.
5. Parking of trailers and RVs is not permitted. Loading/unloading is allowed as a courtesy for 36 hours.
6. Per the Association documents, businesses cannot be run out of the units.
7. Owners are required to leash their pets on Blue River Run property and to pick up after them.
8. Legend Lake owners are required to have liability insurance for their property and to provide a copy of the policy to SRG. Owners are encouraged to have an H06 policy for their unit that covers their contents and the Association deductible of \$50,000. Information about the Association policy is available on the website.
9. Owners are asked to provide current contact information to SRG including email and billing addresses and phone numbers.
10. Owners are strongly encouraged to replace any rubber washing machine or refrigerator water line hoses with steel braided hoses (not rubber) to prevent water damage to units.

## **VII. OLD BUSINESS**

There was no old business.

## **VIII. NEW BUSINESS**

There was no new business.

## **IX. OWNER EDUCATION**

Information regarding insurance was included in the meeting packet and was discussed during the Managing Agent's Report. Owners should carry an H06 policy with coverage for liability, contents, deductible assessment and loss of use or rent.

## **X. OWNER'S FORUM**

Owner comments and questions addressed the following topics:

1. 102RR – There is loose siding, paint is peeling, deck boards are lifting up and the back yard has mud holes. Mike Mueller advised owners to inform SRG of such problems so they can perform an inspection. The Board is addressing the paint and rotting wood issues.
2. Retention Pond – The grass between Creek Lane and Mountain Vista has not been mowed or cut down. The Fire Department provided advice on fire mitigation in the past two years.
3. Sprinkler Heads – Several owners reported broken sprinkler heads. Kelly Schneweis will add them to Rocky Top's list.
4. Exterior Lighting – Some owners have already changed out their exterior lighting and there is a lack of consistency. The Board plans to form a committee to address uniformity, pricing and dark sky compliance.
5. Fire Mitigation – There was a request to have the Fire Department inspect the property and provide recommendations related to fire mitigation. There are numerous dead trees on the Town of Silverthorne property behind the buildings. The Board will add this topic to their October meeting agenda.

## **XI. BOARD OF DIRECTORS ELECTION**

The terms of Joe Kopchik and Dianne Chisholm expired this year. Joe Kopchik was not running for re-election. The five candidates for the two seats were Dianne Chisholm, Jeffery Scott, Karen Frasier, Mark Burgeson and Sandy Johnson.

Since the election was contested, secret ballots will be sent by email to all owners by August 24<sup>th</sup> and the deadline for returning ballots will be September 14<sup>th</sup>. Helene Bainer and Rosemary Seiwald volunteered to tally the ballots.

## **XII. ROOFS**

The roofs are all at least 20 years old. There have been a number of leaks and roofing contractors have indicated they are beyond their useful lives. It was originally anticipated that there would be adequate funds in Reserves in 2023/2024 to pay for replacement, but materials costs are increasing 12% - 20% per year. The Board is considering an amendment to the Declarations to allow the Association to obtain a loan. An amendment would require approval by at least 67% of the entire membership but will not be pursued unless there is adequate owner support.

The loan amount would be about \$661,000 and would be secured by future dues assessments. One lender has offered terms of 5.19% fixed over ten years. Mike Mueller calculated that the projected Reserves contributions going forward would be sufficient to handle the debt service with pre-payments, such that there would be a potential ten-year amortized loan, prepaid over four years, which would reduce the interest costs.

The other option would be a Special Assessment of about \$150,000 for the townhome owners only, equating to about \$1,852 per unit, which would be payable in 2024. The Legend Lake Circle owners would not be responsible for any assessments or loan repayments for repairs to the

townhomes. The price for the roof is projected to increase by about \$70,000 per year if it is postponed. It is unlikely a roofing contractor can be secured to do the work this year.

The attorney has indicated she can provide the Declarations amendment by the middle of next week. Ballots would be sent out immediately thereafter, with the goal of having the amendment approved within 30 days. The approximate costs would be \$600 for the amendment and \$400 for the other solicitation materials. The Board will be discussing options with the attorney.

### **XIII. ADJOURNMENT**

**Motion:** Mike Mueller moved to adjourn the meeting at 12:16 p.m. Wiebe Gortmaker seconded and the motion carried.

Approved By: \_\_\_\_\_ **APPROVED** \_\_\_\_\_  
Board Member Signature

Date: \_\_\_\_\_ **8.26.23** \_\_\_\_\_