

**BLUE RIVER RUN ASSOCIATION  
ANNUAL MEETING  
August 26, 2023**

**I. CALL TO ORDER**

The Blue River Run Association Annual Meeting was called to order at 10:03 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  
Mark Burgeson, 100RV

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

Homeowners Present Were:

Donata Zeidens, 100CL  
Peter & Susana Novembre, 101RR  
Matthew Kallman, 103CL  
Sheri Lewis Paul, 105MV  
Bill Kubaska, 108CL  
Laurie Segall, 109RV  
Joan & Bob McGee, 112CL  
Matthew & Leigh Moore, 115MV  
Steve & Cindy Foley, 116MV  
Melissa Rosner, 119CL  
Amy Bloom, 120MV  
Helene & Kevin Bainer, 124MV  
Ronald & Vivien Bower, 1370SV  
Janet & Doug Thede, 1504L  
James Heidell & Lisa Skumatz, 1577L

Kenneth & Katherine Pierce, 100RR  
Shaun & Katie Rezaiefard, 102RR  
Stephen & Judith Trynosky, 103RV  
Arthur S, Diane E Lock, 106RV  
Susan Graumlich, 108RV  
Jason & Amy Hladik, 111MV  
Patricia Noyes, 113CL  
Rosemary Seiwald, 116CL  
Jeffrey Scott, 117CL  
Kimberly & Joseph Kopchik, 120CL  
Simon Ulmer & Elizabeth Fuchs, 124CL  
Lauretta Tullier, 133CL  
William Kellstrom, 1374SV  
Graham & Michell Kane, 1573L

Representing Summit Resort Group (SRG) Were:

Kevin Lovett, President  
Shane Carr, Site Manager  
Kelly Schneweis, Property Administrator

Kate Willis of Summit Management Resources transcribed the minutes from recording.

Notice of the meeting was confirmed. With units represented in person and proxies received a quorum of over 10% was confirmed.

**III. REVIEW & APPROVE MINUTES OF 2022 ANNUAL MEETING**

**Motion:** Sheri Paul moved to approve the August 20, 2022 Annual Meeting minutes as presented. Rosemary Seiwald seconded and the motion carried.

#### **IV. PRESIDENT'S REPORT**

Mary Kay Kelley reviewed different ways to save on water and electric. She also announced her retirement and thanked the many Board members she has worked with and Summit Resort Group. Kelly Schneweis thanked her for her time and dedication.

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

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

As of July 2023, the Alpine Operating account balance was at \$11,144. The Alpine Reserve account balance was \$429,394, the Investment account balance was \$396,615, and the Reserve account split off for Legend Lake was \$8,005.

Kelly Schneweis reported that many line items, and especially insurance, were over-budget due to inflation. The Association was \$20,869 unfavorable to budget year-to-date but the Board is doing their best to keep costs low in the upcoming budget.

##### *B. Budget Ratification 2023/2024*

There was a mid-year dues increase for insurance. Townhome dues will stay the same from that increase, single-family homes were also increased mid-year plus a 3% (\$356/year) increase to Reserves was necessary. Kelly Schneweis outlined the increases in insurance (\$40,000), management fee (10%), cable television (5%), electric (\$475), and a decrease to general build maintenance (\$1,800). She also reported Reserve contributions were decreased \$20,000 to keep dues low. There is a Capital Reserve Plan in place, and the current focus is the roof repair.

Mike Mueller noted that the current Alpine Reserve account balance was about \$260,000 since \$263,000 has been spent on the roof repair since the date of the report. He also highlighted that the next big Reserve project in ten years is re-siding townhomes at a cost of \$1.7 - \$1.8 million. Under current Reserve projections, a loan would be necessary, although the project does not have to take place all at once.

There were owner comments and questions about financing the siding project and the loan. The Board is currently in favor of a loan over a Special Assessment for the upcoming project. The \$1.7 million number is not hard and fast or adjusted for inflation. The total loan for the roof repair project was around \$620,000, 7-year fixed at 5%, with the monthly \$9,500 payment being made from the Reserve account. There has been discussion of prepaying to save money depending on the Reserves, which can be done without penalty. The Board previously approved the proposed budget.

**Motion:** Mike Mueller moved to ratify the 2023/2024 Budget as presented. Wiebe Gortmaker seconded and the motion carried.

#### **VI. LANDSCAPING AND IRRIGATION CONSERVATION REPORT**

The Board has been working hard to research options to cut expenses by conserving water. Allen Kvidera reminded homeowners to read the document and outlined what the Board has done to research. He emphasized the Board will work to keep homeowners informed regarding these issues and future decisions.

There were homeowner comments and questions regarding usage of water, policies regarding hot tubs and car washing, cutting of grass, and the proposed policy/rule to prohibit sprinkling lawns. Broken sprinklers should be reported. Allen Kvidera assured homeowners they will work to make the rules equitable for everyone and are looking into native plantings to reduce irrigation needs since the Association uses about 3 million gallons for irrigation during the summer. There was also discussion of the varying water pressure in the units, policies regarding it, the potential for leaks with high pressure and the possible effects of lowering the pressure on in-floor heating, which should not be an issue since the heating is a closed system. **Action Item:** The Board will work with Shane Carr to test the water pressure of the remaining units and make a decision from there.

## VII. MANAGING AGENT'S REPORT

### A. *Completed*

1. Repaired deck joists and stairs.
2. Removed the common area grill.
3. Repaired the SV fence post.
4. CL and MV deck scraping and paint touch-ups. The undersides of decks are no longer being painted. The undersides of the decks in the worst condition will be scraped next month.
5. Wrapped posts in metal.
6. Repaired 107RV concrete post footing
7. CL jet lateral drains.

### B. *In Progress or Approved Items*

1. Roof replacement project—finishing up CL, encouraging contractors to continue to clean up and hoping to start on MV next week with weather permitting.
2. Tan townhomes deck staining—September 6th start. Contractors will safely move deck furniture of those not home.
3. Paint scraping—other streets begin September 6th.
4. Concrete repairs to 101MV and 103MV—trying to schedule with contractors.
5. Cantilever deck repairs—approval given to contractor, working to get it scheduled and homeowners notified. Units 107, 112, 113, 115CL are all in the beginning stages.

### C. *Reminders*

1. Owners are asked to provide current contact information to SRG.
2. 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. They are also encouraged to turn off their water when leaving the unit unoccupied for long periods of time.
3. Parking of trailers and RVs is not permitted. Loading/unloading is allowed as a courtesy for 36 hours.
4. Annual boiler/furnace inspections are recommended.

5. Hot tub installations require Town permits and Board approval. The hot tub guidelines are located on the website. Hot tubs are the responsibility of the individual unit owner.
6. Heat tape should be left on during the winter.
7. There is a window replacement policy on the website and SRG can provide contractor recommendations.
8. Damaged window screens should be replaced.
9. Per the Association documents, businesses cannot be run out of the units.
10. Owners are required to leash their pets on Blue River Run property and to pick up after them. Please notify Management if the pet bags are empty.

Katie Pierce asked for contractor recommendations for boiler inspections. Kelly Schneweis said Premier Plumbing and Heating and PSI are familiar with the property.  
**Action Item:** Kelly Schneweis will email out contractor recommendations.

#### **VIII. OLD BUSINESS**

There was no old business.

#### **IX. NEW BUSINESS**

There was no new business.

#### **X. BOARD OF DIRECTORS ELECTION**

The terms of John Dunlap and Mary Kay Kelley expired this year. Neither was running for re-election. The three candidates for the two seats were Kim Schneider, Helene Bainer, and Laura Tullier, with no other nominations from the floor. Helene Bainer and Laura Tullier introduced themselves and provided biographical information.

Since the election was contested, secret ballots will be sent by email to all owners following the meeting with a deadline for return. Mary Kay Kelley and Patricia Noyes volunteered to tally the ballots.

#### **XI. 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.

#### **XII. OWNER'S FORUM**

Owner comments and questions addressed the following topics:

1. Board transparency – There was a request for increased transparency and timely communication. Kelly Schneweis reminded everyone the Board meeting minutes are on the website and Management will do a better job sending out timely notice with the agenda. A homeowner requested the Zoom link be included as well.
2. Stoplight and signage – There was general discussion of the timeline and the differing information received from the Town Planning Office. CDOT is conducting a study and is expected to take one year before any improvements are made to the Highway 9 corridor, including the stoplight at Ruby Ranch.

3. Governing documents – Homeowners suggested changing the notice mailing system to electronic, assessments for hot tub owners, and the Town purchasing units throughout Silverthorne for employee or deed-restricted housing, all of which would require changes to the governing documents.  
**Action Item:** Kelly Schneweis will add these topics to the next Board meeting agenda.
4. Water conservation – There was general discussion of the impact of hot tubs on water conservation. A homeowner commented that if well-maintained and for personal use only, her hot tub water is rarely changed. A homeowner encouraged others to get their HVAC checked yearly for leaks and to switch to high efficiency boilers, toilets, and faucets. The grass trimming schedule is being reduced to conserve water.
5. Elections – A homeowner requested biographies of the candidates on the ballot.  
**Action Item:** Kelly Schneweis will ask the candidates for biographies.
6. End of bike path activity – Homeowners are encouraged to report concerns to the police.

### **XIII. ADJOURNMENT**

**Motion:** Dianne Chisolm moved to adjourn the meeting at 11:41 a.m. Sheri Paul seconded and the motion carried.

Approved By: \_\_\_\_\_ Date: \_\_\_\_\_  
Board Member Signature