

**BLUE RIVER RUN ASSOCIATION
ANNUAL MEETING
August 23, 2025**

I. CALL TO ORDER

The Blue River Run Association Annual Meeting was called to order at 9:04 a.m. at Silverthorne Library.

II. PROOF OF NOTICE, INTRODUCTIONS AND QUORUM

Board Members Present Were:

Allen Kvidera, President, 104RV
Mike Mueller, Treasurer, 127MV
Helene Bainer, Director, 124MV

Wiebe Gortmaker, Vice President, 104MV
Dianne Chisholm, Director, 129CL/1517LL
Ken Schneider, Director, 123CL

Homeowners Present Were:

Katheryn Wickham, 100MV
Peter Novembre, 101RR
Woody Allyn, 102RV
Thomas & Anne McDonald, 106RV
William Kubaska, 108CL
Patricia Noyes, 113CL
Alexander & Sarah Hansen, 121MV
Simon & Elizabeth Ulmer/Fuchs, 124CL
Ronald Bower, 1370SV
John Flanders, 1533L

John Dunlap, 101MV
Elizabeth & Alma Staub, 101RV
Sheri Lewis Paul, 105MV
Michael Welch, 107CL
Sam & Ann Biegelsen, 110CL
Rosemary Siewald, 116CL
John & Anna Fitzgerald, 123MV
Paul & Sara Schnabel, 126CL
Janet & Doug Thede, 1504L
Graham & Michell Kane, 1573L

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 by mail, email and posted at the property. With units represented in person and proxies received a quorum was confirmed.

III. REVIEW & APPROVE MINUTES OF 2024 ANNUAL MEETING

Motion: Sheri Paul moved to approve the August 24, 2024 Annual Meeting minutes as presented. Sam Biegelsen seconded and the motion carried.

IV. PRESIDENT'S REPORT

Allen Kvidera reported that the worn wooden deck railings on the four-plexes were replaced last fall with a durable, lower-maintenance composite material. A professional irrigation evaluation identified inefficiencies. Upgrades are largely complete, with the next phase planning to align landscaping with the alpine environment while controlling costs. Xcel Energy installed smart electric meters and the Town of Silverthorne installed smart water meters (one per each duplex unit and one per building for four-plexes). Curb, gutter and median work is completed for the Highway 9 stoplight and installation of the stop light mechanisms should occur in September. The

bike path extension project has been delayed due to Town budgetary constraints. The HOA master insurance policy was renewed with Philadelphia on April 1, 2025 with an annual premium of \$148,501 (2.4% increase). The coverage includes a \$50,000 deductible for general property and a \$50,000 deductible for unit water damage. Owners should review their individual HO-6 coverage. He recognized the Summit Resort Group team, volunteer Board members and owners.

V. TREASURER'S/FINANCIAL REPORT

A. Year-to-Date Financials

As of July 31, 2025, the Alpine Operating account balance was \$57,857, the Alpine Reserve account balance was \$89,832, the RBC Reserve account balance was \$208,569 and the Reserve account balance for Legend Lake was \$6,274.

The Association was \$1,318 unfavorable to budget year-to-date, mainly due to raccoon mitigation. All Reserve contributions have been made.

The CIT commercial loan balance outstanding is approximately \$422,000 with a 5% interest rate. The decision was made to replace all roofs at one time instead of in phases due to roofing material cost increases. The loan was taken to avoid the need for a Special Assessment. The loan will be paid off in 2027 or 2028.

The Reserve balance is projected to be about \$177,000 as of September 30, 2025. Current year planned projects include selective driveway replacements, roadway crack fill and seal coating. The planned asphalt replacement for South Vista will probably be postponed due to the cost doubling compared to five years ago. The irrigation system clocks will be replaced. The front cantilever decks on the four-plexes are being replaced as needed with three or four anticipated this year at an estimated cost of around \$24,000. Siding replacement for the duplexes and four-plexes is anticipated in 2032 – 2033 with a preliminary cost estimate of about \$1.7 million. Funding options may include phasing the project, a loan or Special Assessment.

B. 2025/2026 Budget Ratification

The new dues, effective October 1, 2025, will be \$725/month for the Townhomes and \$401/year for the single family homes. There were increases to Miscellaneous (\$241), Management Fees (\$4,716), Water & Sewer (\$867), Cable TV (\$2,667), Internet (\$1,269), Snow Removal (\$2,200), Plumbing & Heating (\$950) and the Reserve Contribution (\$11,818) and decreases to Insurance (\$954) and Roof Snow Removal (\$2,075).

There were no objections to the 2025/2026 Budget and it was ratified by the owners by a voice vote.

VI. LANDSCAPING AND IRRIGATION CONSERVATION REPORT

There has been ongoing analysis of the landscaping water usage and the condition of the 25-year old irrigation system in an effort to make the system more cost effective, more efficient, improve the grounds and conserve water usage. A consulting firm conducted an irrigation analysis and provided a report that detailed areas where repairs and replacements would improve the system efficiency. A rebate was received for the irrigation analysis and additional rebates are available for improvements made based on the recommendations. Since June, 279 nozzles and 39 heads have

been replaced, 260 heads have been raised or redirected and 12 rain sensors and 8 controllers were installed. Early signs of turf recovery were observed during this last dry summer but a full season is needed to quantify actual savings. Owners are asked to report dry/brown areas and to refrain from private watering around their homes so usage comparison data is valid.

VII. MANAGING AGENT'S REPORT

A. *Completed Site Items*

1. Sage Townhomes top rail replacement.
2. North fence painted.
3. Irrigation analysis report.
4. Major irrigation repairs project.
5. Irrigation clocks replacement project.
6. Touch-up painting on Creek Lane.
7. Various deck joist repairs.
8. Jet lateral drains on Creek Lane.
9. Annual backflow testing for irrigation and domestic water.
10. Tree removal and trimming.
11. Corporate Transparency Act (CTA) filing.
12. Collection Policy and Email Policy updated.
13. Town of Silverthorne Easement Agreement..
14. Insurance renewal.

B. *Pending Items*

1. Touch-up painting.
2. Asphalt patching and seal coating.
3. Raccoon mitigation. They have accessed the building attics and damaged the insulation.
4. Concrete repairs at 124MV and full driveway replacement at 109CL and 110CL.

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.
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. SRG can provide contractor recommendations or potentially help to organize a group project with bulk pricing.
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 and turned off in the spring.
7. There is a Window Replacement Policy on the website.
8. Damaged window screens should be replaced. Ace Hardware can provide this service. The frame color should be bronze
9. Owners are required to leash their pets on Blue River Run property and to pick up after them. Owners should notify management if the pet bags are empty.

10. Trash must be properly disposed of inside the dumpsters. Construction debris, furniture, tires and hazardous waste must be taken to the Summit County Landfill.
11. Legend Lake owners are required to carry liability insurance for their property. Unit owners should have an HO6 policy for the unit that covers their contents and the \$50,000 HOA deductible.

VIII. OLD BUSINESS

There was no old business.

IX. NEW BUSINESS

There was no new business.

X. BOARD OF DIRECTORS ELECTION

The terms of Dianne Chisholm and Mark Burgeson expired this year and they were both willing to run for re-election. Rosemary Siewald submitted a self-nomination. Since the election was contested, the vote was conducted by secret ballots. The ballots were tallied and Dianne Chisholm and Mark Burgeson were re-elected to the Board.

XI. OWNER EDUCATION

Information regarding insurance was included in the meeting packet. Mamich Insurance is the broker for the Association and they provided a letter with information regarding coverage that owners should carry. The current Association insurance carrier Philadelphia has not yet enacted a prohibition on gas grills but it is a nationwide trend.

XII. OWNER'S FORUM

Owner comments and questions addressed the following topics:

1. Smart Water Meters – The Board confirmed that there are no plans to move toward individual billings for water usage and the Association will continue to pay for water as a common expense. It was noted that the EyeOnWater app is useful for monitoring usage remotely. Another non-invasive monitoring device (“Droplet”) clamps onto pipes and transmits usage data to an app, providing owners with more visibility into their consumption.
2. Insurance – The Association policy has a \$50,000 deductible. Individual owners can be assessed for that amount if damage occurs within their unit and should review their policy with their insurance agent to confirm they have assessment coverage included in their HO-6 policy for the deductible.
3. Aquastat/Boiler Issues – Some owners have experienced aquastat failures in their boilers every year or two. It may be related to corrosion. There was interest in having a bulk rate inspection if a vendor could be found who is willing to include multiple units in one visit.
4. Hot Tubs – Owners are reminded to obtain permits and Board approval for hot tub installation. Owners are encouraged to lock their hot tubs to prevent unauthorized use.
5. Potholes - There are potholes on South Vista. Kelly Schneweis said bids were received to replace the asphalt but the cost doubled from a few years ago. The Board will be discussing how to fund the repairs.
6. Dark Sky Initiative - Owners were reminded not to leave bright lights on overnight and to install “Dark Sky” compliant fixtures when replacing lights. There are three very bright streetlights on Creek Lane that should be shaded. Homeowner reports burnout city light on HOA streets.

7. Fire Mitigation – The Town property east of the sidewalk contains a significant amount of ladder fuel. The Association cannot perform mitigation work on Town land and the Town has resisted mitigation because it is categorized as wetlands. Kelly Schneweis suggested exploring the County FireWise program and arranging for a professional assessment.

XIII. ADJOURNMENT

Motion: Simon Ulmer moved to adjourn the meeting at 11:00 a.m. Sherry Paul seconded and the motion carried.

Approved By: _____ Date: _____
Board Member Signature