

Blue River Run
Board Meeting Minutes
January 22, 2021

I. Call to Order

The meeting was called to order at 2:04 PM. MaryKay Kelley, Dianne Chisholm, Mike Mueller, Allen Kvidera, Wiebe Gortmaker, John Dunlap, and Joe Kopchick were present via Zoom video conference. Katie Kuhn, Shane Carr, and Kevin Lovett were representing SRG.

II. Owners Forum

Mark Debonville and Carolyn Andrews were present.

Wiebe move to appoint Carolyn Andrews to the Design Review Board after reviewing her resume and discussing her qualifications. John Seconded and the motion carried.

Mark and Carolyn signed off the call.

III. Design Review Board

A lot in Legend Lake recently sold.

IV. Minutes

The October 16, 2020 minutes were reviewed. MaryKay moved to approve the minutes, Wiebe seconded and the motion carried.

V. Financials

December 31, 2020 close financials report:

Balance Sheet

Operating \$41,250

Reserve \$199,134

RBC Wealth Management \$222,906

Profit and Loss vs Budget

\$129,214 of actual expenditures vs. \$134,189 of budgeted expenditures resulting in closing December \$4,974 under budget in operating expenses.

Major areas of expense variance include:

Water & Sewer – \$3,948 under

Snow Removal - \$2,376 under

Landscaping - \$1,285 over

A/R is good – all dues are current! Negatives are prepaid.

Mike noted that there is \$41,000 listed on the balance sheet as a liability due to missed reserve transfers in past fiscal years.

The roof is planned for replacement in summer of 2022. Roof inspection reports have still not been received by Northwest Roofing or Belsky Corp. The Board would like to know the remaining life expectancy of the roofs and whether there are repairs that can be done to

extend the life. Once received, the Board would like to get pricing for replacement all at once and staged over time.

Katie and Mike will meet before the next meeting to update the capital plan.

VI. Ratify Actions Via Email

Wiebe moved to ratify the following actions via email:

- 11/4/20 – BW Enterprises Payment (Approved)
- 12/22/20– BW Enterprises Payment (Approved)

MaryKay seconded and the motion carried with all in favor.

VII. Managing Agents Report

A. Completed Items

- 102 RR railing repairs
- Insurance claims filed for 121 MV and 139 CL water damages
- Roof and ice snow removal at 137 CL due to roof leak – Turner Morris recommends repairs to be made in the spring or summer to the underlayment and shingles.
- Water pressure testing -8 valves too high and could not be lowered. They cost \$700 each to replace. This was approved and SRG will coordinate.
- Cantilevered deck repairs
- 101 RV irrigation ball valve replaced
- Creek Lane sewer line preventative maintenance
- Heat tape repairs
- Roof snow removal

VIII. Old Business

- There will be an increase on water rates in 2021 as follows:
 - 5% on fixed water rates
 - 3% sewer increase
 - \$50 stormwater management fee per quarter
- Mailbox cluster
 - The cost of the fourth box is currently \$1,489 (\$93/box). SRG will manage at \$45/hour which would be a new line item. There is currently no extra money in HOA funds to pay for repairs or maintenance to the boxes. If one was damaged, the owners who have mailboxes would need to fund the repairs. The owners of the existing three boxes paid \$100 each.
 - There are currently 11 owners on the waitlist for the next cluster. Dianne moved to divide the cost equally between those on the waitlist, and charge future owners the same amount – keeping any extra funds for repairs or management charges. Wiebe seconded and the motion carried.
- The Board discussed increasing the insurance deductible. The Board will research the impact on HO6 rates and discuss increasing the deductible for the April 1st renewal.

IX. New Business

- 124 MV requested approval to install an exterior vent similar to others in the neighborhood. This was approved.
- The 2019-2020 tax return was approved.
- MaryKay moved to form a landscaping committee to help manage the annual landscaping contract and work. Dianne seconded and the motion carried. The Landscaping Committee will be responsible for providing ongoing, single point of

contact for SRG and landscaping crews, and will review homeowner complaints regarding landscaping. Mike Mueller and Allen Kvidera were appointed to the committee. Mike, MaryKay, and Allen will meet with RockyTop before the budget meeting to discuss the contract.

- Dianne noted that there were people sledding on the hill at Legend Lake. The Board was concerned about this due to safety and possible erosion of the hill.

X. Next Meeting Date

The next meeting will be April 30th at 2pm.

XI. Adjournment

The meeting was adjourned at 4:00 pm.

Approval: _____ 4/30/2021 _____