

Blue River Run  
Board Meeting Minutes  
January 13, 2023

**I. Call to Order**

The meeting was called to order at 2:02 PM. MaryKay Kelley, Allen Kvidera, John Dunlap, Wiebe Gortmaker, and Mark Burgeson were present in person at SRG office. Mike Mueller attended via Zoom video conference. Kelly Schneweis, Shane Carr, and Kevin Lovett were representing SRG in person.

Owners Present:

No owners were present.

**II. Owners Forum**

Mark wanted to know if owners have ever been surveyed for maintenance items. No, and there are no plans to do so.

**III. Minutes**

The Board reviewed the 10/12/22, Board Meeting minutes. Wiebe moved to approve the minutes, John seconded, and with all in favor, the motion carried.

**IV. Financials**

November 30, 2022 Balance sheet reports:

Alpine Operating	\$6,597.09
Alpine Reserve	\$162,992.35
RBC Wealth Management Reserves	\$623,076.70
Legend Lake Reserve Alpine	\$7,990.06

Profit and Loss vs Budget:

November 30, 2022 close Profit and Loss statement reports 6.3% over budget. \$112,584.05 of actual expenditures vs. \$105,891.99 of budgeted expenditures resulting in an unfavorable balance or \$6,692.06 over budget.

Major areas of expense variance include:

- Water & Sewer – \$1,630.42 under budget
- Snow Removal - \$1,830.13 under budget
- Plumbing and Heating - \$1,170 over budget
- General Building Maintenance - \$1,990.94 under budget
- Landscaping - \$9,303.00 over budget
  - Matter of timing and extra items, irrigation repairs, fall clean up, etc.

A/R is ahead \$2,354. November close reports 3 delinquent accounts.

All Reserves have been transferred to date.

It was noted that RBC bank funds are completely invested.

Mike would like SRG to discuss with SRG accounting department the \$41,733.00 amount due from operating to reserves. There was a deficit a few years back, and he would like to know if we can remove this amount without tax penalties. SRG will investigate.

**V. Ratify Actions Via Email**

Wiebe moved to ratify the following actions via email:

- 10.18.22 125CL window replacement
- 10.20.22 Deck Maintenance 100,102,104CL

- 10.24.22 111MV window replacement
  - 10.27.22 RBC Money transfer to pay NW Roofing
  - 11.15.22 111MV additional window replacement request approved
  - 11.28.22 LL amount to transfer to reserves separate account
  - 12.28.22 Annual Tax Return Approved
- Mike seconded and with all in favor the motion passed.

## **VI. Managing Agents Report**

### **A. Completed Items**

- Mailbox key distribution
- Fence repair
- Deck Joists and stair repairs
  - Stair repairs: 109RV, 111RV, 102RR
  - Deck Joist repairs: 100CL, 102CL, 104CL
  - Deck Repairs:
    - 1372 SV railing repair
    - 1374 SV entrance and front deck
    - 100MV back deck Joist repair
    - 104MV deck joist repair and header board repair
    - 110MV joist repair
    - 116MV joist repair
    - 124MV joist repair
    - 101CL replace decking board
    - 106CL deck joist repair
    - 124CL back deck
- Painting Touch ups – Creek Lane and Mountain Vista
- Siding Repairs – 101-115 Mountain Vista
- 104RV gutter installation and heat tape relocated
- 105MV gutter repair
- 107MV Roof shed repair over gas meter
- Division of Real Estate – Dora
- Rebilled 105MV for trash pick up
- Installed snow stakes
- 105MV gutter repair
- 106RV Exterior hose bibs replaced
- Annual Backflow Inspection
- Roof Payment – 2<sup>nd</sup> deposit

## **VII. Old Business**

- a. Tan Townhome Post and Stairs was discussed. Shane provided an update, and this project is complete. All the work completed corrected concerns.
- b. Deck Repairs have been completed based on the property walk list. Repairs include deck joists, railing repairs, and deck board repairs.
- c. The Board approved SRG to order 5 new signs for the dumpsters.
- d. Roof Replacement - Scott and Charles Hall with NW Roofing joined the zoom call to discuss the roofing project. Allen prepared a report evaluating the new roofs. TPO color needs to be changed to Bronze, and heat cable placement needs to be adjusted. Concerns discussed were ice buildup on decks due to melt not traveling into gutters and downspouts. The Board will discuss options and report back to NW Roofing on adjustments needed.

The Board would like NW Roofing to spend more time cleaning up nails and debris.

- e. Paint Scrape and Touch Ups were completed on Creek Lane and Mountain Vista. Paint touch ups will be discussed further at the next meeting.
- f. 103 MV Concrete Lifting was tabled until April meeting and will be evaluated again during the property walk.
- g. Spotlight vs Roundabout at Kum & Go and 4th street crossing was discussed. Mark is meeting with the Town next week to discuss the HOA's position to establish safer traffic control for the area. Mark will provide a follow-up to the Board after the meeting.

#### **VIII. New Business**

- a. Nick Strong with Kinser Insurance provided a detailed update on Insurance. Insurance is a tough market. Insurance renewal is April 1, 2023. Farmers will no longer provide policy coverage for HOA's that exceed \$25 million building valuation. BRR falls into this category. SRG has reached out to many carriers and will continue to hunt for an insurance policy for the HOA.

There was further discussion about splitting the association into various sub-associations. Mike moves to contact legal counsel to review the option to split the association into sub-associations. Allen seconded the motion and with all in favor, the motion passed. Mike will contact Altitude law for legal advise.

- b. Pet Rule Discussion will be reviewed at the next Board meeting.
- c. The Board approved the additional \$880 to pay Leo's Roofing and Remodeling for the additional 16 posts that were outside of the original scope or work. These posts were necessary and completed.
- d. HB1254 and fee disclosures were presented to the Board per CCIOA requirement. These explain the management agreement fees and additional expenses for items outside the management agreement including additional hours, copies, mailings, status letters, and closing fees.

#### **IX. Next Meeting Date**

The next Board meeting will be April 14, 2023, at 2pm in person.

#### **X. Adjournment**

The meeting was adjourned at 4:47 pm. Allen moved for adjournment, John seconded, and the motion passed.

Board Member Approval:\_\_\_\_\_ Date:\_\_\_\_\_