

**BLUE RIVER RUN ASSOCIATION  
BOARD OF DIRECTORS MEETING  
January 30, 2026**

**I. CALL TO ORDER**

The Blue River Run Association Board of Directors Meeting was called to order at 1:08 p.m. in the Summit Resort Group (SRG) conference room and via videoconference (\*).

Board Members Present Were:

Allen Kvidera, President, 104RV  
Mike Mueller, Treasurer, 127MV  
Helene Bainer, Director, 124MV  
Ken Schneider, Director, 123CL\*

Wiebe Gortmaker, Vice President, 104MV  
Mark Burgeson, Secretary, 100RV  
Dianne Chisholm, Director, 1517LL, 129CL

Representing Summit Resort Group (SRG) Were:

Kelly Schneweis, Property Administrator  
Shane Carr, Property Manager

**II. OWNER FORUM**

There were no items discussed.

**III. APPROVAL OF BOARD MEETING MINUTES**

The Board meeting minutes from October 31, 2025 were reviewed. There were two corrections reported. Mike Mueller's last name spelling will be corrected, and not all documents have been submitted for the irrigation case study reimbursement.

**Motion:** Dianne Chisholm moved to approve the Board meeting minutes with the correction. Wiebe Gortmaker seconded and the motion carried.

**IV. FINANCIALS**

*A. Month-End Financial Review*

As of December 31, 2025, the balances were \$44,907.69 in the Alpine Operating, \$68,376.06 in the Alpine Reserve, \$212,350.82 in the RBC Wealth Management Reserve and \$8,389.17 in the Legend Lake Reserve. Accounts Receivable have a credit of \$5,416.69 for prepaid dues.

Total Operating Expenses were \$24,886.85 (14.5%) over budget. There were overages in Water & Sewer (\$2,304.24), General Building Maintenance (\$8,131.18), Plumbing & Heating (\$3,391), and Landscaping (\$11,661) All Reserve contributions through December have been made for a total of \$52,128 (\$16,686 per month). There were no owner delinquencies.

After discussion the Board agreed to reclassify two items on the financials.

**Motion:** Wiebe Gortmaker moved to reclassify the items listed below to the Reserve accounting from the Operating account.

1. \$450 – Premier Plumbing Invoice to cut out backflows

2. \$1,410 – Premier Plumbing Invoice to replace 104RV backflow  
Dianne Chisholm seconded and the motion carried.

B. *Approval of Resolution re Transfer of Reserve Assets to Vanguard*

Mike Mueller presented the Resolution re Transfer of Reserve Assets to Vanguard document to the Board. The Resolution authorizes Kevin Lovett, Mike Mueller, and Allen Kvidera to make financial decisions to Reserve Investments on behalf of the HOA.

**Motion:** Wiebe Gortmaker moved to accept the Resolution as presented. Dianne Chisholm seconded and the motion carried.

**Action Item:** Mike Mueller will review the Vanguard application. The Board agrees to part ways with RBC and move funds “in-kind” to Vanguard.

V. **RATIFY BOARD ACTIONS VIA EMAIL**

1. 10/27/25 BobbyCat Invoice 15561 amount \$3,100 tree removal and trimming
2. 10/30/25 Leo’s estimate for Gutter and Downspout Cleaning amount \$7,800 approved
3. 10/30/25 September Financial Year End approved
4. 10/30/25 RockyTop estimate roughly \$4,000 for fall leaf cleanup approved
5. 11/7/25 RockyTop Invoice 6350 amount \$10,561 approved
6. 11/13/25 1581LL Notice to owners about pavers in common space approved
7. 11/25/25 109CL Owner request to extend boiler vent per Town code approved
8. 11/28/25 1581LL Motion to pass paver correction to Design Review Board approved
9. 12/4/25 109CL Owner request for structural alterations to move wall in bedroom/ bathroom approved
10. 12/5/25 137CL heat tape external electrical box option approved by owner and Board to proceed
11. 12/10/25 Leo’s invoice 1839 amount \$1,055 for stonework, fascia, trim, and various repairs approved
12. 12/10/25 Leo’s invoice 1748 amount \$27,050 Touch up painting on all streets approved
13. 12/10/25 Leo’s invoice 1838 amount \$8,695 Deck repairs approved
14. 1/3/26 Annual Meeting Date set for August 22, 2026, at 9am
15. 1/9/26 Tax Returns approved

**Motion:** Mike Mueller moved to ratify the Board actions via email. Mark Burgeson seconded and the motion carried.

VI. **DESIGN REVIEW BOARD REPORT**

Dianne Chisholm reported she will contact the homeowners of 1581LL about the sidewalk corrections needed and organize a Design Review Board meeting soon.

VII. **MANAGING AGENT’S REPORT**

A. *Completed Site Items*

1. Waste Management new agreement
2. Gutter and downspout cleaning
3. 104RV heat tape reattached
4. 100RV gutter corrected
5. 137CL heat tape electrical correction
6. Domestic backflow testing
7. Cut out backflows and store for winter
8. 104RV backflow replacement

9. Jet lines near 114CL
10. 116MV common pipe leak repair
11. Tree removal and trimming
12. Fall clean up and irrigation blow-out
13. Deck Joists and rim boards repaired per list
14. Cantilever deck project – new engineer drawings
15. 109RV deck railing repair
16. Touch up paint all streets
17. 101RV deck repairs

## VIII. OLD BUSINESS

- A. *Irrigation Modification and Landscaping Design – Updates*  
Landscape designs are being considered, and more discussion is necessary prior to moving forward with any alterations. The Board will monitor water bills this Summer and evaluate improvements and cost savings. Climate plays a major role in water use.
- B. *Cantilever Decks Repairs (102CL, 110CL and 123CL)*  
Kelly Schneweis reported Cona Engineering completed new engineering design plans. Individual plans must be submitted for each property. Brian Waite has submitted the plans to the building department, and the permit invoice was received. The Board was in favor to push the project start to March or April for warmer weather. Kelly Schneweis will contact Brian Waite about scheduling.
- C. *137CL and 120MV Heat tape breaker, electricity meter and billing*  
Shane Carr investigated the heat tape connection for 120MV and determined this property was set up similar to 137CL. Additional electrical work will be necessary to properly plug into the homeowner's electrical outlet, and may be more expensive than 137CL.  
**Action:** The Board will draft a letter to the homeowner of 120MV explaining the required steps to correct the issues.
- D. *TOS Smart Water Meters and water alerts – report*  
There were no new updates on the Smart Water Meters and alert system. Mike Mueller reported the Droplet water sensor, to track water usage, works well.
- E. *BRR Sidewalk Liability – New Signs*  
Kelly Schneweis presented several examples of sign options to the Board. This will be reviewed further during the Spring property walk to determine location, proper wording, and mounting materials.
- F. *122 Mountain Vista Fireplace Venting*  
The fireplace venting at 122MV did not have the proper permits with the building department and may not meet code requirements. Mike Mueller reported he will contact the homeowner to discuss further and report back to the Board.
- G. *Irrigation Case Study*  
Allen Kvidera reported no current updates for this item.
- H. *Asphalt Seal Coating, Crack Filling, and Line Striping 2026*

Estimates from Jet Black and Apeak Asphalt were presented and discussed.

**Motion:** Mike Mueller moved to award Jet Black the project at an estimated expense of \$38,059.00. This estimate excludes South Vista Circle, which will be evaluated during the Spring property walk. Allen Kvidera seconded and the motion carried.

*I. Deck Staining 2026*

The Deck staining project estimate from DR Customs was reviewed. The Board would like a firm commencement date included in the agreement or 2 weeks' notice prior to painting to allow owners ample time to move items off the deck. The Board would like Kelly Schneweis to contact 135CL and 124CL about this project and previous exclusion requests. Also, to remind owners an application must be submitted to the Board for approval prior to any exterior building work.

**Action Item:** Kelly Schneweis will contact DR Customs and 135CL and 124CL owners.

*J. Property Appraisal*

The property appraisal report provided by Brent Edwards was reviewed. Mike Mueller requested the property appraisal be sent to Nick Strong, the insurance broker, for further review. The Board will review and provide any additional questions.

**IX. NEW BUSINESS**

*A. TOS Fire Mitigation (David Kent)*

David Kent provided a detailed Summary of his pursuit of Fire Mitigation with the Town of Silverthorne. There are roughly 7 acres of neighboring Town owned property that must be mitigated. The fuel density in this area is unacceptable and could be a Fire Hazard. David said that the Town contacts with whom he met recognized the problem and are pursuing the issues further. David Kent will forward contact information to Kelly Schneweis to share with the Board. The Board thanked David Kent for his efforts and agrees swift action is necessary.

*B. Property Walk - Scheduled*

The 2026 Spring property walk was scheduled for Thursday, May 14, 2026 at 1pm.

*C. Insurance Renewal 4/1*

Insurance Renewal is expected April 1, 2026. The HOA has not received any estimates. Estimates are expected 30 to 60 days prior to renewal.

*D. Range View Circle – sidewalk ice issues (108/110)*

Helene Bainer reported ice issues on the sidewalk behind 108 and 110 Range View Circle. The Board would like to review estimates to remove a concrete pad, add PVC with heat tape and repour concrete to correct. Shane Carr recommended Armando or Leo would be preferred vendors for this work and will discuss further to obtain bids.

*E. Unit Modification Application – additional deck language*

The Board will review the unit modification application and provide revisions to include language reaffirming that deck add-ons are a homeowner's responsibility to repair.

*F. Entrance Sign Lighting – North and South Entrances*

Shane Carr provided a summary of the lighting setup at both entrances. The Board decided this was a low priority and would not pursue it further.

**X. NEXT MEETING DATE**

The next Board of Directors Meeting will be held on Thursday, April 16, 2026 at 1pm in person at Summit Resort Group Office. Mike Mueller noted an insurance meeting may be necessary in March prior to the renewal date of April 1, 2026.

**XI. ADJOURNMENT**

**Motion:** Allen Kvidera moved to adjourn the meeting at 3:54 p.m.

Approved By: \_\_\_\_\_ Date: \_\_\_\_\_