

Blue River Run  
Board Meeting Minutes  
October 16, 2020

**I. Call to Order**

The meeting was called to order at 10:04 AM. MaryKay Kelley, Dianne Chisholm, Mike Mueller, Allen Kvidera, and Joe Kopchick were present via Zoom video conference. Katie Kuhn, Shane Carr, and Kevin Lovett were representing SRG.

**II. Owners Forum**

Ernie Johnson and John Bowyer were present.

John Bowyer discussed the mailboxes and the waitlist for the 4<sup>th</sup> cluster. There are 7 owners on the list, and there are 16 spaces per cluster. John is no longer able to manage this project, and someone else will need take over. John will send the waitlist to SRG and ask the current 7 owners on the wait list if there are any volunteers to take over management. Kevin Lovett noted that if SRG was going to manage the mailboxes, there would be an additional expense due to the additional administration and accounting tasks.

Ernie Johnson would like to extend his rear deck. He noted that the decks on his building are smaller than the surrounding buildings and he would like to make his deck comparable in size. He would pay for all costs associated with the expansion. Joe stated he understands the desire to extend the deck, but the Board needs to consider all sides to the request and will let him know what they decide after the meeting. Ernie thanked the Board for their time and signed off the call.

**III. Design Review Board**

There are no updates from the DRB.

**IV. Minutes**

The July 30, 2020 minutes were reviewed. MaryKay moved to approve the minutes, Joe seconded and the motion carried.

**V. Financials**

September 30th, 2020 close financials report:

- Operating \$15,602
- Reserve \$179,481
- RBC Wealth Management \$222,563

Profit and Loss vs Budget

\$519,824 of actual expenditures vs. \$533,622 of budgeted expenditures resulting in closing 2019/2020 \$13,797 under budget in operating expenses. Actual unfavorable variance of \$38,166 when factoring out missed reserve transfers.

Major areas of expense variance include:

- Water & Sewer - \$14,861 over (\$26,000 credit from TOS received)
- Snow Removal - \$2,390 over
- Landscaping - \$10,277 over
- Insurance - \$1,897 under

General Building Maintenance - \$5,013 over due to winter leaks  
Plumbing and Heating - \$1,280 over due to backflow testing and pressure relief valve replacement  
Reserve Contribution - \$51,963 under

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

The landscaping has been over budget at year end for the past few years. The contract expired this fall and will need to be renegotiated for 2021. Dianne noted that the HOA may be able to save costs by mowing less frequently or not deep root feeding all the trees each year.

Mike explained that the capital plan projected ending the 2020 fiscal year with \$455,000 in the account but the actual amount is \$402,000 which is \$53,000 short. The HOA will likely need to do a special assessment to make up for the shortfall. The capital plan also does not have any funds allocated for post replacement for the tan townhomes.

#### **VI. Ratify Actions Via Email**

Mike moved to ratify the following actions via email:

- 8/13/20 - 117 CL Insurance Claim
- 8/31/20 – Officer Elections
- 9/2/20 – 1372 SV Deck Repairs
- 9/15/20 – Water Reimbursement Deposit
- 9/18/20 – 121 MV Windows
- 10/1/20 – Payment to Kinghorn
- 10/5/20 – 114 CL Windows

John seconded and the motion carried with all in favor.

#### **VII. Old Business**

- 127 Creek Lane Deck Extension – The Board discussed their previous decision regarding the deck expansion. Mike moved to deny the request again. Wiebe seconded and the motion passed with Dianne opposed. Reasons for the denial included additional maintenance, building conformity, building envelope and platting concerns, neighboring unit privacy, and precedence regarding exterior modifications that it may set.
- Water Bills – The Town of Silverthorne found an error in their water usage calculations and credited Blue River Run for overpayment. Katie will send the Board the October water bills for review when received.

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

- 106 RV has a rotted deck joist that needs repaired. MaryKay moved to approve the repair with pressure treated wood, not to exceed \$1,000. Dianne seconded and the motion carried.
- 100 RR had questions regarding the caulking along the front stair that was repaired and other work they wanted done around their unit. The Board looked at the caulking and felt it looked good and would prevent water intrusion in the future. The other repairs have been noted and will be done if needed in the future.

- 102 RR questioned why their front stairs had not been jacked up after 100 RR was done. The Board has created a priority list of rotted posts (similar to the concrete pads and cantilevered deck priority lists) and units will be repaired based on urgency.
- John will talk to those on the wait list for the next mailbox cluster if there is someone who is willing to take over responsibility for the wait list and future installation.
- There have been several property insurance claims made on the HOA policy for losses not caused by failure of a common element. This increases policy rates for the HOA which affects all owners. The Board will be looking into increasing the deductible to minimize the number of claims being filed. Another option may be to move to “bare walls” instead of “all-inclusive”. Mike will talk with his insurer and see what the rate increase for his HO6 policy would be. The Board will discuss this again at the January Board Meeting.
- 105 MV requested approval to replace their windows but with a non-approved color. The owner hasn’t followed up on the request so this item is still tabled.
- The Board discussed sending notification emails to long-term renters. It was decided that owners need to be more proactive in forwarding important emails to their tenants. Katie will put reminders in future emails for owners to forward if necessary.
- When trees are removed the stump remains to save on costs.
- 120 CL stain is peeling off the horizontal railing, which is typical for older buildings and horizontal surfaces. The Board will consider staining the horizontal surfaces every other year, or replacing with trex or hardeeplank.

**IX. Next Meeting Date**

The next meeting will be January 22<sup>nd</sup> at 2pm.

**X. Adjournment**

The meeting was adjourned at 12:56 pm.

Approval: \_\_\_\_\_ 1/22/2021