

**Blue River Run  
Board Meeting  
March 24, 2023  
2:00 PM**

**I. Call to Order:**

The meeting was called to order at 2:06 PM. MaryKay Kelley, Mike Mueller, Allen Kvidera, John Dunlap, Wiebe Gortmaker, Dianne Chisholm, and Mark Burgeson were present in person or by Zoom video conference call. Kelly Schneweis, and Kevin Lovett were representing SRG.

Charles Hall and Scott Nakayama were representing Northwest Roofing Company.

**II. Roof Replacement Discussion**

NW Roofing start time is dependent upon the weather. The outdoor temperature will need to be sustained at 40 degrees or above. NW Roofing will have a detailed map and plan prior to the start of the project to review with the Board and pass along to all owners.

NW Roofing believes the new roofs have preformed they way they should, however additional solutions are needed to correct ice damming and drainage concerns.

Budget is a concern for the additional recommend change order work. NW roofing provided an estimate to add additional heat cable and heated edge for the entire property. This will be for new areas. Existing heat cable will remain.

Must review power and electricity source to ensure heat cable is feasible in areas. Might need additional junction boxes. Estimated roughly 200ft for heat cable per building. The additional heat cable electrical use will be a cost to owners, and Xcel Energy rates have increased. Must consider options, however heat cable is recommended to prevent ice dams which can create problems.

Allen would like NW Roofing to do a test roof to include, heat cable, and heated edge to Charles Hall's recommendations.

Shane explained that not all buildings and properties have heat cable. Some heat cable is plugged in and some is connected to breakers. There is not a common HOA meter for electricity. To establish a new common meter for each property would be a significant expense to the HOA.

The Board would like NW Roofing to test all existing heat cable and provide an estimate for additional gutters and downspouts as a change order.

### **III. Owner Open Forum**

No owners attended the meeting.

### **IV. Nest Meeting Date**

The next regular meeting of the Board of Directors is scheduled for April 14, 2023 at 2pm. The Board would like to include the Budget Ratification discussion at the next meeting.

### **V. Adjournment**

Mark moved to adjourn the meeting at 3:49 pm. John seconded and with none opposed, the meeting was adjourned.

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