

**BLUE RIVER RUN ASSOCIATION
BOARD OF DIRECTORS MEETING
April 16, 2026**

I. CALL TO ORDER

The Blue River Run Association Board of Directors Meeting was called to order at 1:02 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

Kevin Lovett, President of SRG*

TJ represented RockyTop Landscape.

II. OWNER FORUM

There were no items discussed.

III. APPROVAL OF BOARD MEETING MINUTES

The Board meeting minutes from January 30, 2026 were reviewed.

Motion: Wiebe Gortmaker moved to approve the Board meeting minutes. Ken Schneider seconded and the motion carried.

IV. FINANCIALS

A. Month-End Financial Review

As of February 26, 2026, the balances were \$51,309.46 in the Alpine Operating, \$79,382.13 in the Alpine Reserve, \$214,948.80 in the RBC Wealth Management Reserve and \$8,408.63 in the Legend Lake Reserve. Accounts Receivable have a credit of \$1,791.69 for prepaid dues.

Total Operating Expenses were \$28,970.43 (10.1%) over budget. There were overages in Water & Sewer (\$9,582.75), General Building Maintenance (\$8,418.68), Plumbing & Heating (\$1,531), and Landscaping (\$11,661) All Reserve contributions through February have been made for a total of \$85,500 (\$16,686 per month). There were no owner delinquencies.

Mike Mueller was thanked for his efforts opening the Vanguard account. SRG will work on Vanguard Login to access monthly statements.

V. RATIFY BOARD ACTIONS VIA EMAIL

1. 2/12/26 100MV Radon Mitigation Application approved

2. 2/18/26 Revisions to House Rules for Structural Alterations approved
3. 3/3/26 111CL Window Replacement Application approved
4. 3/3/26 DR Customs revised deck staining estimate approved
5. 3/6/26 Spring Property Walk scheduled for 4/15/26 at 1pm
6. 3/9/26 Annual Meeting Date set to August 15, 2026 at 9am
7. 3/23/26 Insurance Renewal approved

Motion: Wiebe Gortmaker moved to ratify the Board actions via email. Allen Kvidera seconded and the motion carried.

VI. DESIGN REVIEW BOARD REPORT

Dianne Chisholm provided a report about 1521LL. An appropriate application is necessary for the Design Review Board to review and approve.

The pavers at 1581LL were reported as still being located outside of the building envelope. Dianne will follow up with the homeowner and call a meeting with the Design Review Board.

The Design Review Board consists of four members. Ryan Murphy, 1501LL, expressed interest in volunteering. Mike moved to approve Ryan Murphy to be appointed to the Design Review Board. Wiebe seconded and the motion carried.

VII. MANAGING AGENT'S REPORT

A. Completed Site Items

1. Reclass Operating expenses to Reserve Expenses
2. Tax Returns
3. Insurance Renewal
4. Governance Policy Audit
5. Cantilever deck deposit paid 102, 110, 123CL
6. South Vista sign post replaced
7. 109RV replacement deck railing painted
8. Property Walk

VIII. OLD BUSINESS

A. Irrigation Modification and Landscaping Design – Updates

Shane Carr reported that the union attachments will be scheduled soon to be put on for landscaping irrigation. Mark Burgeson requested to compile the water usage in our next billing cycle to submit to High Country Conservation.

B. Cantilever Decks Repairs (102CL, 110CL and 123CL)

Kelly Schneweis reported that 123CL deck is complete, 102CL is in progress, and 110CL will begin soon. All owners have been notified, and proper safety measures are in place.

C. 120MV Heat tape breaker, electricity meter and billing

The heat tape connection for 120MV setup must be corrected. Additional electrical work will be necessary to properly plug into the homeowner's electrical outlet and may be more

expensive than 137CL. 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*
This item was not discussed. The Board requested it be removed from the agenda.
- E. *BRR Sidewalk Liability – New Signs*
Mike Mueller volunteered to assist with determining location, proper wording, and mounting material needed for the new signs.
- F. *122 Mountain Vista Fireplace Venting*
Mike Mueller provided a summary of the status of the fireplace venting concerns at 122MV. The Board agreed to draft a letter and refer to the town for assistance.
- G. *Irrigation Case Study*
Allen Kvidera reported no further updates for this item.
- H. *Asphalt Seal Coating, Crack Filling, and Line Striping 2026*
The Board discussed asphalt repairs. The Board agreed to withdraw the contract with JetBlack and consider crack filling only this year. An estimate from Apeak Asphalt is pending.
- I. *Deck Staining 2026*
The Deck Staining project is pending scheduling. Homeowners will be provided at least 2 weeks' notice to allow time to remove deck furniture. Kelly Schneweis will reach out to the owner of 124 Creek Lane and 135 Creek Lane to ensure any deck painting gets Board approval prior to proceeding.
- J. *Property Appraisal*
The Board agreed to remove the Property Appraisal from the agenda.
- K. *Plant Select Consulting*
The Board agreed to remove the Plant Select Consulting from the agenda.
- L. *TOS Fire Mitigation*
Mark Burgeson provided an update to the Board. The Town of Silverthorne plans to clear deadfall and brush but must consider budget allocations.
- M. *Range View Circle – sidewalk ice (108/110)*
Sidewalk ice concerns were reported on the sidewalk behind 108 and 110 Range View Circle. This project is out for bid.
- N. *Entrance Sign Lighting – North and South Entrances – Any new updates?*
The Board agreed to remove the Entrance Sign Lighting from the agenda.

IX. NEW BUSINESS

A. *RockyTop Landscaping Agreement*

The 2026 RockyTop Landscaping Agreement was discussed in detail. TJ with RockyTop Landscape addressed questions about the contract. Dethatching, aeration, and fertilization services were discussed deciding to proceed with these services and focus on turf areas rather than native grass areas. The Board approved a contract amendment allowing up to \$5,000 for spring cleanup and \$5,000 for fall cleanup with notification to the board before reaching that amount. Additional weeding and tree sucker removal will be considered.

Mike Mueller moved to approve the RockyTop Landscaping agreement with the suggested corrections and additions. Dianne seconded and the motion carried.

B. *Ascent Tree Spraying Estimate*

The Board agreed that spot spraying weeds is necessary. Ken Schneider moved to approve the Ascent Tree Spraying Estimate. Mike Mueller seconded and the motion carried.

C. *AC/ Mini Split Request – 111CL*

The Board discussed the owner's request to add an AC/Mini split. The Board was not in favor of running duct work outside the house. This request was not approved as presented.

D. *Roof Inspection*

The Board would like Northwest Roofing to inspect and repair the shingles above 103 Range View. The Board agreed to hold off on a roof inspection.

E. *Insurance – Work Comp – Owner's List*

The owners' list will be included at the end of these meeting minutes to meet the Work Comp Insurance Policy requirements for coverage.

F. *Governing Documents Policy Audit*

Altitude law provided a website policy audit. The Inspection and Copying of Records Policy should be updated. Mark Burgeson moved to approve the update at an estimated expense of \$260. Wiebe Gortmaker seconded and the motion carried.

G. *Property Walk Review*

The Board completed the property walk. Owners will be notified about missing hot tub locks on covers, other observed concerns. There is a tree at the northeast corner of 121MV that was suggested to be removed. The Board will discuss this further.

X. NEXT MEETING DATE

The next Board of Directors Meeting will be held on:

- a. The Budget Meeting was scheduled for June 18th at 1pm.
- b. The next Board Meeting was scheduled for July 7th at 1pm.
- c. The Annual Meeting Date is August 15, 2026 at 9am, at the North Branch Library

XI. ADJOURNMENT

Motion: Dianne Chisholm moved to adjourn the meeting at 3:16 p.m.