

**BLUE RIVER RUN ASSOCIATION
BOARD OF DIRECTORS MEETING
July 7, 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
Kevin Lovett, President of SRG*

II. OWNER FORUM

There were no items discussed.

III. APPROVAL OF BOARD MEETING MINUTES

The Board meeting minutes from April 16, 2026 and the Budget Discussion notes from June 18, 2026 were reviewed. Several spelling corrections were identified that should be corrected.

Motion: Wiebe Gortmaker moved to approve the Board meeting minutes with the spelling corrections. Mike Mueller seconded and the motion carried.

SRG will amend the minutes and will post them to the website.

IV. FINANCIALS

A. Month-End Financial Review

As of May 31, 2026, the balances were \$50,194.08 in the Alpine Operating, \$77,990.11 in the Alpine Reserve, \$8,429.61 in the Legend Lake Reserve and \$219,635.09 in the Vanguard Reserves Account. Accounts Receivable have a credit of \$9,857 for prepaid dues.

Total Operating Expenses were \$28,121.45 (6.1%) over budget. There were overages in Insurance (\$1,981.32), Water & Sewer (\$11,342.32), General Building Maintenance (\$9,649.49), Plumbing & Heating (\$931), and Landscaping (\$10,242.50) All Reserve contributions through May have been made for a total of \$135,558 (\$16,686 per month). There were no owner delinquencies.

There was discussion about water use, metering, and billing. The Town's change from quarterly to monthly water billing has created a significant overage in expenses year to date. We have received 15 months of water expenses which will be recorded in the current 12-month fiscal year.

The Board reviewed and discussed the draft budget in detail. The Board would like to plan for future capital improvements such as upgrading the deck walking surfaces to trex board and siding replacement.

Mike Mueller moved to approve the proposed budget with the \$775 dues amount. After discussion, Dianne Chisholm seconded and the motion carried.

Mike Mueller would like to include a document in the annual meeting notice materials describing the future reserve planning and detailing projected expenses.

V. RATIFY BOARD ACTIONS VIA EMAIL

1. 4/27/26 100RV owner request to stain deck approved
2. 5/11/26 Brian Waite Final Invoice amount \$5,577.84 approved
3. 6/9/26 Board approved asphalt crack filling only
4. 6/19/26 102RR Owner request to trim bushes approved
5. 6/23/26 Board letter to 115MV owner approved
6. 6/23/26 Premier Plumbing and Heating Invoice amount \$3,859 approved

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

VI. DESIGN REVIEW BOARD REPORT

Dianne Chisholm provided a report about 1581LL design review application for pavers. The owner request is pending approval. The Board decided to table the discussion.

1545LL hot tub application was approved.

The Design Review Board hot tub application approval process was discussed. Allen Kvidera suggested the Design Review Board should improve the application process for Legend Lake hot tub installation requests. The Board determined it would be up to the Design Review Board to review and approve or disapprove the application and make amendments to the current application process. The Board of Directors would not need to provide approval on this request.

VII. MANAGING AGENT'S REPORT

A. Completed Site Items

1. Hardwired heat tape at 1374SV
2. Fence Repair
3. Unions replacement project
4. Spring clean, aeration, dethatch, fertilization, irrigation turn on
5. 103CL gutter and downspout install
6. Cantilever Decks – 123CL, 110CL, 102CL
7. Deck Joists Repairs from property walk
8. Annual Backflow testing – irrigation

VIII. OLD BUSINESS

- A. *Irrigation Modification and Landscaping Design – Updates*
There were no new updates to report. The Board requested to remove this item off the agenda until next year.
- B. *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.
- C. *BRR Sidewalk Liability – New Signs*
Mike Mueller volunteered to assist with determining location, proper wording, and mounting material needed for the new signs.
- D. *122 Mountain Vista Fireplace Venting*
Mike Mueller provided a summary of the status of the fireplace venting concerns at 122MV. The Board agreed to refer to the town for assistance. The homeowner is considering an electric fireplace. The Board would like the exterior vent removed.
- E. *Asphalt Seal Coating, Crack Filling, and Line Striping 2026*
The Board previously approved Apeak Asphalt to crack fill only. This will be scheduled for Fall 2026.
- F. *Deck Staining 2026*
The Deck Staining project is scheduled for July 22nd. Notice was sent to all owners. A list of owner concerns was presented and will be provided to the contractor prior to the start of the project.
- G. *TOS Fire Mitigation*
The Town has requested access onto Blue River Run property to complete the fire mitigation efforts on the adjacent property. The Board would like to establish an easement and meet onsite with the Town to review the request. The irrigation sprinkler heads should be marked, and the town should be responsible for any HOA property damage.
- H. *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. The Board would like to hold off until after the fire mitigation efforts.
- I. *Property Walk Follow Ups*
SRG will continue to pursue the list of items identified during the property walk. Owners will be contacted about locking their hot tub covers. Tree removal near 121 MV will be completed along with additional tree trimming. The Board will continue to monitor the cottonwood tree near 100 Range View that is leaning.
- J. *AC/ Mini – Split Request*

No new updates. The Board agreed to remove this item from the agenda.

- K. **Governing Documents Policy Audit**
Altitude law updated the Inspection and Copying of Records Policy. After review, Mike Mueller moved to approve the updated policy. Wiebe Gortmaker seconded and the motion carried.

IX. NEW BUSINESS

- A. *Annual Meeting Notice*
A draft annual meeting notice will be emailed to the Board for review and approval. The notice is expected to be sent to the homeowners by email and mail per the HOA governing documents.
- B. *109CL bat mitigation exterior deck*
The owner of 109CL reported a bat on the exterior of the property nesting in the eaves. A pest mitigation company will be contacted to review.
- C. *105CL Willow Creek Patio*
There is a bench and a patio near 105CL. Mike moved to table the discussion. Wiebe seconded and the motion carried.
- D. *135CL Front Cantilever Deck*
The homeowners of 135CL reported deck rot on the front cantilever decks. This was listed as a priority 2 on the deck inspection list. The Board will review and determine timing of repairs. This is not a structural concern.

Allen Kvidera presented an article from Altitude Law explaining the reserve study requirement. This is legislation that has not been passed.

Shane Carr provided an update on concrete repairs. The driveway at 112CL is out for bid for replacement.

X. NEXT MEETING DATE

The next Board of Directors Meeting will be held on:

- a. The Annual Meeting Date is August 15, 2026 at 9am, at the North Branch Library
- b. The next Board Meeting is scheduled for August 15, 2026 after the Annual Meeting to delegate officers.

XI. ADJOURNMENT

Motion: Dianne Chisholm moved to adjourn the meeting at 4:08 p.m.