

Blue River Run
Board Meeting Minutes
August 22, 2023

I. Call to Order

The meeting was called to order at 1:37 PM. MaryKay Kelley, Allen Kvidera, John Dunlap, Wiebe Gortmaker, Dianne Chisolm, Mike Mueller, and Mark Burgeson were present by Zoom. Kelly Schneeweis, and Shane Carr were representing SRG.

II. Owners Forum

No owners were present.

III. Minutes

The Board will review the 7.14.23 and 8.22.23 meeting minutes by email.

IV. Landscaping Water Use

- V.** Allen provided a detailed report reviewing landscaping water use sharing Table #1, Table #2, and Map #1 depicting areas of concern. Allen mapped each irrigation zone and depicted water use based on water bills from April 2021 to current. The Board discussed reviewing options for the possibility to install separate meters for each individual unit. After much discussion the Board would like a plumber to review and provide estimates for the expenses to add additional water meters to each unit. Wiebe volunteered to contact Premier Plumbing for information gathering. The Board does not want to involve the Town of Silverthorne for tap fee review until after plumbing contractors provide input. Dianne noted the BRR property is an existing development and there may be a special dispensation for the estimated tap fee rates on the Town of Silverthorne website. Mike moved to allow Wiebe to further investigate plumbing expenses associated with adding separate meters to individual units. Dianne seconded the motion and with all in favor the motion carried. Wiebe will report back to the Board with his findings.

The Board discussed irrigation and landscaping potential cost savings. MaryKay is in favor of Shane working with TJ to review irrigation and landscaping. Mark wants to understand the objective.

Mike intends to draft a policy for the Board to review about owner watering turf and other areas outside the HOA approval.

- VI. 1374SV Landscaping Modification Request-** There was discussion about 1374 Landscaping modification request. Mark moved to approve 1374 Landscaping modification request to add 2 bushes and modify existing irrigation to add 2 driplines only and not sprinklers to irrigate those bushes. Dianne seconded the motion. All were in favor and the motion carried.

VII. Zone 9 West Range View – Zone 8 and Zone 9 defective water regulators

This item was not discussed.

VIII. Water Pressure Regulator

Allen reported on pressure regulators and presented research from the Tan Towns. The range that is satisfactory for pressure regulators is 30-60 psi. The purpose to regulate the pressure is to decrease the water pressure and use. Each unit should have pressure relief valves. Allen indicated many properties exceed the satisfactory pressure psi. No decision was made to require pressure regulators to be replaced.

- IX. 103 Range View – Excess water use.** The Board reviewed 103RV excess water use. The owner reported toilets had been running previously. The homeowner previously reported this has been fixed.

X. RockyTop Landscape Contract 2024 Review

The Board reviewed RockyTop landscaping contract for 2024 season. This will be discussed further at the October Board meeting. Mark provided details about HC3 and the landscaping evaluation. Mike moved to pursue the landscaping evaluation with HC3 at the estimated expense of \$1,500 with rebate consideration of up to \$750. Mark seconded the motion. Will all in favor, the motion carried. Mark will schedule the evaluation with HC3. Allen would like to participate in the HC3 evaluation.

XI. Deck Repairs

SRG reported 4 properties cantilever deck repairs have previously been approved by the Board. Decks include 107CL, 112CL, 113CL and 115CL. SRG has reached out to contractor for scheduling and will notify property owners. Contractor is to obtain building permits as needed for this project.

XII. Roof Update

SRG provided a roofing project update. The Board would like SRG to notify roofing contractor of nails, tan townhomes detail list completion items, and ladders stored on Range View. The Board would like SRG to compile a list of owner requests to check off once completed.

XIII. Annual Meeting Items

The Board reviewed the Annual Meeting materials. Mark would like to add Landscaping Irrigation Conservation to the Agenda. SRG will send Meeting Packet and Zoom link to all owners prior to the meeting.

XIV. Next Meeting Date

The next meeting date is August 26, 2023 at 10am Annual Meeting followed by the Board meeting to elect officer positions and set future meeting dates.

XV. Adjournment

The meeting was adjourned at 4:16 pm. Wiebe moved for adjournment, Allen seconded, and the motion passed.

Board Member Approval: APPROVED Date: 8.24.23

Action Item:

1. Wiebe will investigate individual meter plumbing expenses
2. Mark will contact HC3 for approved landscaping evaluation
3. SRG schedule cantilever deck repairs
4. SRG to notify 1374 South Vista of approved landscaping request
5. SRG remind roofing contractor of expectations
6. Add Landscaping and Irrigation Conservation to the Annual Meeting Agenda