

**BLUE RIVER RUN ASSOCIATION
BOARD OF DIRECTORS MEETING
August 23, 2025**

I. CALL TO ORDER

The Blue River Run Association Board of Directors Meeting was called to order at 11:07 a.m. at the Silverthorne Library.

II. PROOF OF NOTICE, INTRODUCTIONS AND QUORUM

Board Members Present Were:

Allen Kvidera, President, 104RV	Wiebe Gortmaker, Vice President, 104MV
Mike Mueller, Treasurer, 127MV	Mark Burgeson, Secretary, 100RV (via teleconf.)
Dianne Chisholm, Director, 129CL/1517LL	Helene Bainer, Director, 124MV
Ken Schneider, Director, 123CL	

Representing Summit Resort Group (SRG) Were:

Kevin Lovett, President	Kelly Schneweis, Property Administrator
Shane Carr, Site Manager	

Erika Krainz of Summit Management Resources transcribed the minutes from recording.

III. SUMMIT RESORT GROUP UPDATE

Kevin Lovett announced that the SRG office will be moving to a new location next to Kemosabe on Main Street in Frisco in November.

IV. APPOINTMENT OF OFFICERS

Motion: Diane Chisholm moved to retain the same Officers. The motion was seconded and carried.

V. GENERAL DISCUSSION

A. Irrigation Invoice

The irrigation repair invoice has an outstanding balance of \$13,490. There was agreement the property should be walked to confirm the clocks and other items have been repaired. Mike Mueller and Alan Kvidera volunteered to walk the entire property next week and to connect with Mark Burgeson to inspect Range View.

Action Item: Kelly Schneweis will send an email to the three Board volunteers and TJ to coordinate a date and time.

B. Deck Cantilever Repairs

The Board discussed the deck of 111 Creek Lane. There was agreement it looks pretty good and does not need repairs this year. The 110 Creek Lane deck is on the list for cantilever repairs. Safety barriers will be in place on the doors and sliders.

Action Item: Kelly Schneweis will schedule the repairs and provide at least one week notice to owners.

C. Property Appraisal

A bid of \$2,500 was received for a replacement cost appraisal to confirm the insurance coverage is adequate. The appraiser will walk through a sampling of units and will not require access to every unit.

Motion: A motion was made to accept the replacement cost appraisal bid. The motion was seconded and carried.

D. Waste Management Contract

The renewal terms include the same price with the ability to increase by CPI, but by no more than 7% in any 12 month period.

Motion: A motion was made to approve the Waste Management contract renewal. The motion was seconded and carried.

E. Asphalt

Jet Black provided a bid of \$37,000 for crack filling, seal coating and line striping. A-Peak Asphalt was asked to provide a bid for the same scope, but they do not have any availability for the remainder of the year. Bids for South Vista major asphalt work near \$80,000. There was discussion about completing asphalt patch repair work on Range View and South Vista. The bid for repair work from Apeak Asphalt is pending.

Action Item: Kelly Schneweis will forward all proposals to the Board for review.

F. Paint Touch Ups

Board members noted paint chips were left on decks and grounds after work crew completed scraping and painting. Board requested the scrape and paint contractor to return to clean up paint chips from decks and ground through HOA property.

G. Siding Replacement

The siding replacement is on hold. The Board will explore options for materials other than cedar siding and phasing the project to address the sides of the building that are most deteriorated. They will also look at offering owners the option to replace windows and to redo the decks with Trex at the same time.

Action Item: Kelly Schneweis will provide contractor recommendations to the Board.

VI. SET NEXT MEETING DATE

The next Board Meeting was scheduled for Friday, October 31, 2025 at 2:00 p.m.

VII. ADJOURNMENT

Motion: Mike Mueller moved to adjourn the meeting at 11:45 a.m. Dianne Chisholm seconded and the motion carried.

Approved By: _____ Date: _____
Board Member Signature