

Blue River Run  
Board Meeting Minutes  
July 14, 2023

**I. Call to Order**

The meeting was called to order at 2:05 PM. MaryKay Kelley, Allen Kvidera, John Dunlap, Wiebe Gortmaker, MaryKay Kelley and Mark Burgeson were present in person or by Zoom. Kelly Schneeweis, and Shane Carr were representing SRG.

Owners Present:

Ken would like more transparency from the Board about watering and landscaping. Snow storage areas decided to cut back on these areas. Anything the Board can create an environment of transparency. Send an email more frequently. Ken does not want the grass to be brown. He appreciates what the Board is doing.

Mark stated these decisions were made when we were getting heavy rain. This would be one area we might be able to save some costs. With the ultimate idea to hopefully save on dues increases. The Board is reviewing opportunities to prepare and maintain the landscaping that is consistent with mountain landscapes and mountain foliage.

**II. Owners Forum**

No owners were present.

**III. Minutes**

The Board reviewed the 4/14,5/18,5/30,6/16, Board Meeting minutes. Wiebe moved to approve the minutes, Mark seconded, and with all in favor, the motion carried.

**IV. Financials**

May 2023 Balance sheet reports:

Alpine Operating	\$32,656.78
Alpine Reserve	\$176,969.73
RBC Wealth Management Reserves	\$629,846.89
Legend Lake Reserve Alpine	\$7,999.33

Profit and Loss vs Budget:

May 31, 2023, close Profit and Loss statement reports 3.8% over budget. Actual expenditures amount \$421,936.02 of actual expenditures vs. \$406,607.69 of budgeted expenditures resulting in an unfavorable balance of \$15,328.33 over budget.

Major areas of expense variance include:

Professional Services - \$3,675 over budget  
Postage and Copies - \$857.93 over budget  
Water & Sewer - \$614.59 under budget  
Snow Removal - \$1,114.94 over budget  
Plumbing and Heating - \$671.00 under budget  
Landscaping - \$11,213 over budget

A/R is ahead \$5,868.87. May close reports no delinquent accounts.

All Reserves have been transferred to date.

Mark would like to understand the cost basis. The RBC the cost basis. The bond portfolios are underwater and would like to know what our cost basis is and unrealized loss. SRG will reach and get back to the Board. Are we able to continue to invest in those accounts.

We need to make sure we have enough to make the payment to the roof. Mike keeps enough money in the Alpine Reserves, he has a dollar amount that he thinks about and will make transfers appropriately.

**V. Ratify Actions Via Email**

Wiebe moved to ratify the following actions via email:

- 5.3.23 Memo to owners for insurance approved
- 5.11.23 ARC new member Diane Zumberge appointed
- 5.17.23 100MV window replacement approved
- 5.22.23 Phlysense rejected
- 5.23.23 Ascent Tree Spraying estimate approved
- 5.26.23 Tan Townhomes Deck Staining Kibray Approved
- 5.31.23 Roof Chart approved for NW Roofing
- 6.5.23 120CL Owner lock replacement approved

Allen seconded and with all in favor the motion passed.

**VI. Managing Agents Report**

**A. Completed Items**

- Removed BBQ Grills
- Repaired 100 RR deck horizontal baluster
- Repaired 1370SV screen door – rebilled NW Roofing
- Adjusted irrigation system to less watering
- Jet Lateral drains near 114CL
- Spring cleanup, aeration, tree spraying
- 104 RV wood railing repair and downspout repair
- 107 RV concrete footing repaired
- 107 CL Window leak reported, exterior rot around window repair
- 1368 SV front stairs repaired

**VII. Old Business**

- a. Roof Replacement project is in progress. The Board would like to review the punch list items prior to distributing 50% payment.
- b. Deck Repairs – Brian Waite estimates were reviewed. MaryKay moved to complete the 3 worse deck repairs. Wiebe seconded the motion, and all were in favor. The Board would like SRG to check in with all owners first and discuss timing.
- c. Concrete Repairs – Concrete estimates were reviewed. Allen moves to use Sanchez Builders for the concrete replacement for 101MV and 103MV driveway pad replacement. Mark seconded the motion. All were in favor. SRG will schedule with Sanchez Builders.
- d. Paint Decks and Touch Ups
  - The painting contractor tentatively scheduled the deck staining project for late August or September. They will touch up paint and expense on time and materials for all property walk list painting and scraping requests.

**VIII. New Business**

- a. 2023-2024 Budget Approval

Mark wanted to understand percent ownership. The declaration states entire unit is 1 and it is not based on square footage.

Mark moved to approve the 2023-2024 budget as presented. Wiebe seconded the motion. With all in favor the motion carried. The approved budget will be sent to the owners in the Annual Meeting notice and discussed further at the Annual Meeting.

The Board will review landscaping concerns and work on strategies to resolve. This will include mowing, irrigation, and possible grass seeding. The Board will discuss sustainable landscaping with HC3. MaryKay would like Dave with Rockytop to be included in discussions since he is familiar with the property.

b. Landscape watering

Allen reported Dave will be inspecting all landscaping irrigation heads. On SV some of the heads were not working and Dave made some initial repairs.

Allen, Mike and Dave walked the property with Dave to review irrigation. Allen provided an update suggesting clock timers are older and may need to be replaced. There are watering censoring devices that you connect with the controllers and possible rain gauge options. Controllers are estimated to be \$1,500 to replace and the Board could replace gradually. On Range View Circle, there are 2 backflow sensors, that are not working. This will affect the amount of water used and all areas are not equal. There have been no county restrictions on watering. SRG will meet with new owner of RockyTop.

Allen will review the last water bills and determine cost saving opportunities. There is no separation for water use for the building and landscaping use. There was a comment there are now more full time occupants at Blue River Run and water use is higher.

c. Annual Meeting Items were presented to the Board. The Annual Meeting notice will be sent to the Board for final approval and distributed to owners.

d. Board Election Discussion was held. MaryKay will not be running for the Board. Further discussion will be had about filling the Board President position.

**IX. Next Meeting Date**

The next Board meetings will be as followed:

- August 26, 2023, at 10am – Annual Owners Meeting
- Meeting details will be provided on the Blue River Run website.

**X. Adjournment**

The meeting was adjourned at 4:10 pm. Wiebe moved for adjournment, John seconded, and the motion passed.

Board Member Approval: APPROVED Date: 8.24.23