

**THE PONDS AT BLUE RIVER HOMEOWNER ASSOCIATION  
ANNUAL OWNER MEETING  
AUGUST 22, 2020**

**I. CALL TO ORDER AND CERTIFICATION OF PROXIES**

The Ponds at Blue River Homeowner Association Annual Owner Meeting was called to order via Zoom at 10:03 a.m.

Board Members Present Were:

Jay Pansing, President, 120A/116A	Paul Wardlaw, 131A
Bruce Hill, Treasurer, 107A	Debbie Stratton, 156R
Maureen McGuire, 104A	

Homeowners Present Were:

Steve Loux 101A	Mike Fox, 102 Allegra
Jim & Bette Schlie, 103A	Peter McGuire, 104A
Sanford Kaiser, 105 Allegra	John and Helen Geisen, 106A
Debra Hill, 107A	Dave & Marilyn Raymond, 111A
Judy and Paul Massiglia, 117A/140A	Tom & Nancy Petillo, 122A
Christine & Thomas Yaley, 123A	Donna Wardlaw, 131A
Steve Gilbert, 144A	Jon and Patricia Gorski, 152A
John Nelson & Lori Emerson, 170A	Mark and Lori Heneen, 172A
William & Margaret Watson, 174A	Janet Humphrey, 114R
Eugene Megysesy, 120R	Randy and Anita McSwain, 122R
Renee Nutt, 124R	Chris Holly, 132R
Craig Odine, 134R	Steve Zeile, 136R
Stinky and Karen Steinbrink, 150R	Mark Stratton, 156R
John Schafer, 160R	Paul & Wendy Lederach, 192R

Representing Summit Resort Group were:

Deb Borel, Property Administrator	Shane Carr, Site Manager
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Owners and Management introduced themselves.

With 29 units represented in person and 8 proxies received a quorum was confirmed.

**II. PRESIDENT'S REPORT**

Jay Pansing introduced the Board and Summit Resort Group staff. He also thanked the Board for their service and their different aspects of contribution to Board matters. He gave the following report:

- This has been a quiet but good year
- This year has been a year to maintain
- The Reserves in great shape
- Overall, the financials are strong
- Buildings and landscaping look good with one exception
- Replaced stones that had fallen off the building

- Roof replacement is estimated for 2031 and 2032
- Ongoing projects include the following:
  - Contracts – mowing, systemic tree treatment, weed spraying, property insurance snow removal, management, etc.
  - Owner requests
  - Landscaping
  - Annual budget
  - Rules and Regulations Compliance
- Projects in the works are as follows:
  - Asphalt replacement at 170 and 160 Allegra is complete
  - Some of the Siloam Stone on Robin is breaking and it was replaced. The Board is considering another solution for this in the future
  - Fishing line has been placed above chimneys to deter birds
  - Crack fill and seal coat is complete
  - The board is looking into placing doors and a combination pad lock on the dumpster enclosures. Hopefully, this will prevent other HOA owners from using our dumpsters.
  - The board accepted a bid with Greenscapes to install irrigation in the ditches along Allegra Lane.
  - Ponds received a \$3,500 grant from Eagles Nest
  - Angler Mountain Ranch (AMR) – the AMR HOA is supposed to contribute financially to the upkeep of the entry area, including, but not limited to, Christmas lights, irrigation, and landscaping. To date, they have not made a payment and will not return phone calls. Their sign will be removed if payment is not received.
  - Osprey Landing (formerly Fox Crossing) – Maureen discussed the proposed plan that the board supports with regards to the new construction on Lot 4. The plan includes 15 townhomes with small garages and one commercial space with 3 deed restricted apartments above. There is a parking lot for the commercial space. The price point has not been discussed. Deb Borel will email owners a copy of the grading plan.

### **III. APPROVE PREVIOUS MEETING MINUTES**

Peter McGuire made a motion to approve the 2019 annual meeting minutes as presented. Renee Nutt seconded, and the motion carried.

### **IV. FINANCIAL REPORT**

- A. Financial report, year to date:  
Bruce Hill reported the following:  
As of July 31, 2020, the association had \$27,127.24 in operating, \$84,242.99 in reserves and \$200,417.06 total in the four CD's. The Profit and Loss reports that the association is \$31,975.83 under budget in operating expenses.
- B. The Owners reviewed the proposed 2020/21 Operating Budget. A 2.4% increase to dues is proposed, the majority of it being placed into Reserves. Dave Raymond made a motion to approve the 2020-2021 Operating Budget as presented. Peter McGuire seconded, and the motion carried. Mike Fox asked if it would be possible to move from

cable to streaming when the contract expires. The board will investigate this when the time comes. Currently the cost of cable is \$30 per unit per month.

C. **Operating Surplus Transfer Resolution:**

Steve Loux made a motion to approve a Resolution to allow the Board of Directors to transfer none, some, or all of any Budget Surplus for fiscal year 2020-21 into the Ponds at Blue River Reserve Account in its discretion. Dave Raymond seconded, and the motion carried.

**V. OWNER EDUCATION**

An insurance flow chart was included in the meeting packet to fulfill the owner education requirement.

**VI. BOARD OF DIRECTORS ELECTION**

The terms of Paul Wardlaw and Bruce Hill have expired. They have indicated their willingness to serve another term. Maureen McGuire nominated Bruce Hill. Dave Raymond seconded, and with all in favor, the motion carried. Janet Humphry nominated Paul Wardlaw. Peter McGuire seconded, and with all in favor, the motion carried.

**VII. OWNER FORUM**

- A. Eugene Megyese thanked SRG and the board for keeping the property looking great.
- B. Janet Humphrey thanked Shane Carr for his work with the complex.
- C. Paul Massiglia asked if locks would be placed on the large doors of the dumpsters as well as the small ones. Deb Borel confirmed that they would.
- D. The Town of Silverthorne is conducting an online survey regarding parks and recreation. SRG will email owners the survey.
- E. Silverthorne no longer has a fire station. The closest fire truck, ambulance and EMS is in Dillon. The master plan for Silverthorne is to build a new fire station north of town. Nothing has been done to date.
- F. Blue River Watershed Make a Difference Day will be August 29, 2020 from 9:00 am to noon. Owners are invited to participate.
- G. Deb Borel reported that Premier Plumbing will complete a furnace service and Renai water heater flush for \$200. This year they are offering a Deluxe program that also includes the cleaning of the burner units for \$250. Owners are encouraged to call George at 970-513-9257 to schedule the service.
- H. Randy McSwain asked if the berm and fence between Robin Drive and the upcoming building on lot 4 would remain in place. The fence is on Ponds property line. Owners are encouraged to attend town meetings. SRG will send the next meeting date to owners.
- I. Marilyn Raymond asked if there could be a portion of the commercial space at Osprey Landing be designated for PO boxes.
- J. Betty Schlie asked if the Ponds could remove themselves from the master association. 67% of all sub-associations and the master association would have to agree to this to make it happen. Marilyn Raymond asked if the master HOA could replace our trees. Jay Pansing encouraged owners to go to Eagles Nest board meetings.

**VIII. SET NEXT MEETING DATE**

The next Homeowner Meeting will be held on August 21, 2021 at 10:00 am either in person or via Zoom, COVID dependent.

**IX. ADJOURNMENT**

Pete McGuire made a motion to adjourn the meeting at 11:28 a.m. Betty Schlie seconded, and the motion carried.

Approved By: \_\_\_\_\_ Date: \_\_\_\_\_  
Board Member Signature