

**THE PONDS AT BLUE RIVER HOMEOWNER ASSOCIATION
ANNUAL OWNER MEETING
AUGUST 21, 2021**

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 11:05 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	Jim & Bette Schlie, 103A
Peter McGuire, 104A	John and Helen Geisen, 106A
Debra Hill, 107A	Stefen Mokrohisky, 110A
Kelly Powers, 112A	Barbette Pansing, 120A/116A
Judy and Paul Massiglia, 117A/140A	Mike and Connie Butler, 126A
Barrett Edwards, 130A	Steven and Karrie Gilbert, 144A
John Nelson & Lori Emerson, 170A	William & Margaret Watson, 174A
Janet Humphrey, 114R	Randy and Anita McSwain, 122R
David and Moria Schedlbauer, 124R	Peggy Ulrich-Nims, 130R
Steve Zeile, 136R	Cynthia Simpson, 144R
Roy Herring, 146R	Mark Stratton, 156R
Michael and Georgann Price, 190R	

Representing Summit Resort Group were:

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

With 26 units represented in person and 13 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
- The Reserves are in great shape
- Overall, the financials are strong
- Buildings and landscaping look good
- Ditches on Allegra Lane are looking nice
- Replaced stones that had fallen off the building (this is done every spring)
- Roof replacement is estimated for 2031 and 2032

- The board is considering a roof product that is applied to the shingles and will increase the life of the roof by 25%.
- 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
 - Maureen was thanked for her work with hot tub and window replacement compliance
- Projects complete or in the works are as follows:
 - Hydroseeding in ditches complete
 - Garage door painting is complete
 - Crack fill and seal coat is complete
 - Combination locks were placed on dumpster
 - An agreement with Angler Mountain Ranch is in place to help fund the landscaping, irrigation, etc. at the entrance
 - Fish Hawk Landing (formerly Fox Crossing and Osprey Landing) – The board attended several meetings with the project developers, and it is down to 18 units.
 - Created landscape committee for improvements on Robin Drive. Anita McSwain will chair this committee.

III. APPROVE PREVIOUS MEETING MINUTES

Bruce Hill made a motion to approve the 2020 annual meeting minutes as presented. Pete McGuire seconded, and the motion carried.

IV. FINANCIAL REPORT

- A. Bruce Hill reported the following financial report, year to date:
As of June 30, 2021, the association had \$33,927.80 in operating, \$163,867.24 in reserves and \$201,059.09 total in an Edward Jones CD. The Profit and Loss reports that the association is \$31,826.14 under budget in operating expenses.
- B. The Owners reviewed the proposed 2021-22 Operating Budget. A 3.7% increase to dues is proposed, to fund both Operating and Reserves (this is a 6.54% increase in Reserve funds). Steve Loux made a motion to approve the 2021-2022 Operating Budget as presented. Barrett Edwards seconded, and the motion carried.
- C. Operating Surplus Transfer Resolution:
Anita McSwain 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 2021-22 into the Ponds at Blue River Reserve Account in its discretion. Steve Loux seconded, and the motion carried.

V. OWNER EDUCATION

Deb Borel provided information in the meeting packet regarding water damage insurance claims and a list of items that should not be put down garbage disposals or flushed in

toilets. Owners were reminded to report all water leaks to Summit Resort Group immediately. Owners who rent should provide this information to their renters.

VI. BOARD OF DIRECTORS ELECTION

The terms of Debbie Stratton and Maureen McGuire have expired, and they are not running for re-election. First Jay Pansing asked for nominations to for Debbie Stratton's position. Jim Schlie nominated Kelly Powers. Barrett Edwards seconded. Janet Humphrey nominated Anita McSwain. Dave Schedlbauer seconded. Both nominees presented a brief introduction and reasons that they would be an asset to the board. Jay spoke on behalf of Kelly Powers. Barrett spoke on behalf of Anita McSwain. An anonymous poll was taken via Zoom and Kelly Powers won the election.

Next was the election to fill the position of Maureen McGuire. Jay spoke on behalf of Maureen stating that she had been his right-hand "wo"man for the last 12 years. He thanked her for her board service as well as for her work with hot tub and window replacement compliance. Barbette Pansing nominated Mark Stratton. Bruce Hill seconded. Nancy Petillo nominated Anita McSwain. Janet Humphrey seconded. Both nominees presented a brief introduction and reasons that they would be an asset to the board. An anonymous poll was taken via Zoom and Mark Stratton won the election.

All owners present expressed their appreciation for Debbie and Maureen's service on the board.

VII. OWNER FORUM

- A. Janet Humphrey commented that people that are not Ponds residents are using the parking lot and playground. She suggested placing a sign stating that parking and park use are for owners and guests of the Ponds at BlueRiver only. This will be on the agenda at the next meeting.
- B. Randy McSwain stated that the bear bar is bent on the dumpster by his unit. He also stated that the combination lock is often left unlocked by the trash collectors. Timberline will be asked to fix the dumpster. Waste Management will be asked to make sure the lock is secure after they dump. SRG will send an email blast to owners reminding them to make sure the lock is secure after they take their trash out.
- C. Peggy Ulrich-Nims said the numbers on the new locks on the dumpster enclosure doors are hard to see. She recommends that a different lock be installed. She also stated that there is a need for additional recycle totes in the enclosures. This will be placed on the agenda for the next meeting.
- D. An owner asked if Premier Plumbing would complete a furnace service and Renai water heater flush for \$200, as they have in the past. They have also offered a Deluxe program that includes the cleaning of the burner units for \$250. An owner recommended that the intake valves also need to be cleaned annually. Stefen Mokrohisky volunteered to head up this project. He will call Premier Plumbing to

obtain details of the service and pricing. Deb Borel will include the details in the post meeting email and mailer. Owners will be asked to contact Stefen if they are interested in participating in the program.

- E. Anita McSwain stated that she and her husband have cleaned up trash and dead trees on the Robin Drive berm between the Ponds and the new subdivision. She has also planted wildflowers. She asked if the irrigation on the berm could be inspected and repaired. She asked for board approval for some plants and trees to upgrade the berm to give a consistent boarder with the new development. Anita will send an email to the board with a landscape plan, the costs, and the timeline.
- F. Barrett Edwards stated that traffic is bad on Bald Eagle. She has been in discussions with Silverthorne Chief of Police, John Minor, to come up with a plan to slow traffic down as well as have drivers recognize the crosswalk. She will create a questionnaire to send to owners with the post annual meeting mailer. Comments will be passed along to John Minor.
- G. Barrett Edwards stated that people are parking on Ponds property and walking across the pocket park to access the river. She suggested a sign be placed. This will be on the agenda for the next board meeting.

VIII. SET NEXT MEETING DATE

The next Homeowner Meeting will be held on August 20, 2022 at 11:00 am either in person or via Zoom, COVID dependent.

IX. ADJOURNMENT

Nancy Petillo made a motion to adjourn the meeting at 1:50 a.m. Steve Loux seconded, and the motion carried.

Approved By: _____
Board Member Signature

Date: _____