THE PONDS AT BLUE RIVER HOMEOWNER ASSOCIATION
ANNUAL OWNER MEETING
AUGUST 20, 2022

I. CALL TO ORDER AND CERTIFICATION OF PROXIES

The Ponds at Blue River Homeowner Association Annual Owner Meeting was called to order at 11:04 a.m. at the Eagles Nest Community Center.

Board Members Present Were:

Jay Pansing, President, 120A/116A
Kelly Powers, 112A
Paul Wardlaw, 131A
Matt Steen, 124A

Homeowners Present Were:

Steve and Toni Loux 101A
Sanford Kaiser, 105A
S. Mokrohisky/B. Freeman, 110A
Barbette Pansing, 120A/116A
Mike and Connie Butler, 126A
Donna Wardlaw, 131A
William & Margaret Watson, 174A
Manny and Betsy Rodriguez, 114R
Steve and Nanette Zeile, 136R
Rahul and Sita Desai-Devi, 156R
Tari Burger, 194R
Jim & Bette Schlie, 103A
John and Helen Geisen, 106A
David and Marilyn Raymond, 111A
Nancy and Tom Petillo, 122A
Barrett Edwards, 130A
Steven and Karrie Gilbert, 144A
Tim and Katherine Hollis, 110R
Randy and Anitia McSwain, 122R
Robert and Linda Paysinger, 140R
John Schafer, 160R

Representing Summit Resort Group were:
Deb Borel, Property Administrator

Owners and Management introduced themselves.

With 23 units represented in person and 30 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
- Working on landscaping of Robin berm
- 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
- Painting of park benches when needed
- Replacing stones that had fallen off the building (this is done every spring)
- Landscaping
- Annual budget
- Rules and Regulations Compliance
- Matt was thanked for her work with hot tub and window replacement compliance

o Projects complete or in the works are as follows:
- Pressure valves were inspected, and some were replaced
- Parking and park signs were replaced
- Reserve study was updated
- Roof replacement will take place in 2030 and 2031
- New quiet hours and fire burning rules – this will be placed on the website
- Crack fill and seal coat is complete
- Fish Hawk Landing (formerly Fox Crossing and Osprey Landing) – This project has begun and will have 18 units. Anita commented that it will be nice, and it is a buffer from highway noise.
- Created landscape committee for improvements on Robin Drive. Anita McSwain will chair this committee. The board obtained a bid for the berm work. A $3,500 grant was given by Eagles Nest for this project.
- Siloam stone pm Robin Drive is failing. It will be replaced with asphalt. This will be discussed after the berm costs are determined.
- Blue River Watershed river clean up is Saturday from 9-12. Picnic to follow at historic park in Frisco.

III. APPROVE PREVIOUS MEETING MINUTES

Jim Schlie made a motion to approve the 2021 annual meeting minutes as presented. Marty Watson seconded, and the motion carried.

IV. FINANCIAL REPORT

A. Jay Pansing reported the following financial report, year to date:
As of June 30, 2022, the association had $33,685.15 in operating, $244,656.96 in reserves and $201,236.27 total in an Edward Jones CD. The Profit and Loss reports that the association is $9,087.6 under budget in operating expenses.

B. The Owners reviewed the proposed 2022-23 Operating Budget. A 9.92% increase to dues is proposed, to fund both Operating and Reserves. Steve Loux made a motion to approve the 2022-2023 Operating Budget as presented. Betty Schlie seconded, and the motion carried.

C. Operating Surplus Transfer Resolution:
Dave Raymond 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 2022-23 into the Ponds at Blue River Reserve Account in its discretion. Barrett Edwards seconded, and the motion carried.

V. OWNER EDUCATION

Deb Borel provided information in the meeting packet regarding Owner insurance and the necessity of it. The Ponds at Blue River deductible is $10,000, and if the cause of the claim is by a unit owner, that owner would be responsible for the deductible.

VI. BOARD OF DIRECTORS ELECTION

The term Jay Pansing has expired. He has indicated his willingness to serve another term. Dave Raymond nominated Jay Pansing. Kelly Powers. There were no other nominations so Jay won by acclamation.

VII. OWNER FORUM

A. The board was thanked for locking the dumpsters. SRG will monitor that the dumpster enclosures and that they are locked. Recycling takes place by the outlet mall for larger items. Recyclables are not permitted in plastic bags.

B. Blind cleaning service – Ultra Clean Blinds was recommended by an owner. Ucblinds.org.

C. Over 60 units took advantage of the furnace and water heater cleaning. Thanks to Stefan Mokrohisky for his work on the project. He will coordinate this project again this fall.

D. Barrett was thanked on working on the pedestrian crossings. She will ask the town if the crosswalk can be re-striped.

E. Anita McSwain has had squirrels in her wall and the exterminator was called twice. Roofs will be checked for any access points.

F. The steps by 130 Allegra need to be replaced.

G. Sprinkler heads will be reported to so they can be repaired.

H. Mike Butler asked if sprinter vans were permitted in the HOA. If vehicles are registered as passenger vehicles, they are permitted. Mike recommended that the rules be amended. The board will review this.

I. The Robin berm committee received a bid and costs will be determined. Anita McSwain stated that the berm will be natural to the community.

J. Shane and SRG were thanked for the work he does with the HOA.

VIII. SET NEXT MEETING DATE

The next Homeowner Meeting will be held on August 19, 2023 at 11:00 am.

IX. ADJOURNMENT

Anita McSwain made a motion to adjourn the meeting at 12:12 p.m. Robert Paysinger seconded, and the motion carried.

Approved By:_____ Date: _____

Board Member Signature