

THE PONDS AT BLUE RIVER HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Friday, January 20, 2023 at 4:00 pm

I. CALL TO ORDER

Jay Pansing called the meeting to order at 4:01 pm.

Board members in attendance via Zoom were:

Jay Pansing
Matt Steen
Paul Wardlaw
Kelly Powers
Bruce Hill

A quorum was present.

Representing Summit Resort Group were Kevin Lovett, Deb Borel and site manager, Shane Carr.

II. OWNER FORUM

No Owners, other than board members, were present. Notice was posted on the website.

III. APPROVE PREVIOUS MEETING MINUTES

Matt made a motion to approve the minutes of the December 16, 2022 Board Meeting and January 3, 2023 Budget Ratification Meeting as presented. Bruce seconded, and the motion carried.

IV. FINANCIALS

The financial report was presented as follows:

November 2022 close balance sheet reports \$19,053.93 in Operating, \$262,109.53 in liquid reserves and \$199,673.10 in CD's.

November 2022 close P & L vs budget reports that the Association is \$13,179.26 under budget in operating expenses.

Major areas of variance include:

- Water and Sewer - \$4,176.77 under budget
- Snow Removal - \$3,360.13 under budget
- General Building Maintenance - \$1,200 under budget
- Grounds and Parking - \$4,526.98 under budget

All Reserve contributions have been made this fiscal year.

Most Owners are current with dues.

The Board approved the financials as presented.

V. BOARD MOTIONS VIA EMAIL

Paul made a motion to approve the following action via email that has taken place since the past meeting.

- 12/20/2022 – approval of Budget Ratification Meeting Notice
- Kelly seconded, and the motion carried.

VI. OLD BUSINESS

A. Robin Berm Update – there was no update on this

VII. NEW BUSINESS

A. 2023 Disclosures

- i. HB-1254 – Per Colorado Legislation, SRG presented the annual Management Fee Disclosure to the Board.
 - ii. 2023 Disclosure – It was noted that the “Annual Disclosure” of all HOA documents is completed multiple times per year. This is accomplished by way of multiple mailers to all Owners throughout the year (to include within 90 days of the fiscal year), stating that all HOA documents can be found online at the HOA’s website.
- B. Tax Returns – after review, a motion was made and seconded to approve the 2021-22 Federal and Tax returns. Deb will sign on behalf of the board.
- C. Building Heat Tape – Shane notified the board that the heat tape will need to be replaced on all buildings in the next year or two. SRG is collecting bids for the capital plan.
- D. Roof maintenance will be done in the spring. Some shingle replacements have taken place at 182 Robin.
- E. Deb will send an email to owners updating them that phase one of the berm has been approved by the board. Kelly and Deb will work on this together.

VIII. NEXT MEETING

The next Board of Directors meeting will be held on Friday, March 17, 2023 at 4:00 pm via Zoom.

IX. ADJORNMENT

At 4:24 pm, a motion was made and seconded to adjourn.

Approved by:

Date: