

**THE PONDS AT BLUE RIVER HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Friday, February 18, 2022 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
Mark Stratton
Paul Wardlaw
Kelly Powers
Bruce Hill

A quorum was present.

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

II. OWNER FORUM

Owner Chris Holly was present.

III. APPROVE PREVIOUS MEETING MINUTES

Bruce made a motion to approve the minutes of the November 19, 2021 Board Meeting as presented. Kelly seconded, and the motion carried.

IV. FINANCIALS

The financial report was presented as follows:

December 2021 close balance sheet reports \$45,761.33 in Operating, \$200,346.42 in liquid reserves and \$200,894.27 in CD's.

December 2021 close P & L vs budget reports that the Association is \$990.70 under budget in operating expenses.

Major areas of variance include:

- Water and Sewer - \$1,399.05 over budget
- Snow Removal - \$2,348.36 under budget
- Electric - \$3,378.23
- General Building Maintenance – \$11,234.75 over budget
- Grounds and Parking - \$8,353.73 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.

- 12/16/2021 – Acceptance of Landscape Architect Proposal
 - 12/24/2021 – Tax Returns approved with SRG to sign
 - 02/01/2022 – Approval to increase SRG management fees mid-contract
- Kelly seconded, and the motion carried.

VI. MANAGING AGENTS REPORT

The following Manager's Report was given:

Report Items – the following items were reported on as complete:

- Ongoing snow removal
- Parking and Park Signs will be installed when the ground thaws
- Photocells are being replaced as needed
- Roof shoveling is taking place as needed
- Christmas lights will be turned off in March and removed when able
- SRG will let the board know what the status of AMR dues is

VII. OLD BUSINESS

- A. Proposed Roof Surfacing – Tabled until Spring
- B. Robin Asphalt – Tabled until Spring
- C. Concrete Repairs – Tabled until Spring
- D. Robin Berm Update – there was no update on this

VIII. NEW BUSINESS

- A. 2022 Disclosures
 - i. HB-1254 – This will be placed on the agenda for the March 2022 board meeting.
 - ii. 2022 Disclosure – Per Colorado Legislation, SRG presented the 2022 Disclosure to the Board.
- B. Radon in 144 Robin – The board discussed the radon mitigation request. Paul made a motion to approve the request as presented. Kelly seconded, and the motion carried. It was noted that the Board encourages radon testing. Mark will work to update the current Radon Policy.
- C. Quiet Hours – this will be discussed at the next meeting and quiet hours will be set. Kelly will create a rule for board discussion.
- D. Fires – Board will adopt a rule regarding fires and the requirement that they be out when not attended.

IX. NEXT MEETING

The next Board of Directors meeting will be held on Friday, March 18, 2022 at 4:00 pm via Zoom.

X. ADJORNMENT

At 4:50 pm, a motion was made and seconded to adjourn.

Approved by: _____

Date: _____