

**THE PONDS AT BLUE RIVER HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Friday, March 17, 2023 at 4:00 pm**

I. CALL TO ORDER

Jay Pansing called the meeting to order at 4:05 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 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

Bruce made a motion to approve the minutes of the January 20, 2023 Board Meeting as presented. Kelly seconded, and the motion carried.

IV. FINANCIALS

The financial report was presented as follows:

January 2023 close balance sheet reports \$13,366.07 in Operating, \$277,649.52 in liquid reserves and \$199,821.84 in CD's.

January 2023 close P & L vs budget reports that the Association is \$13,749.27 under budget in operating expenses.

Major areas of variance include:

- Insurance - \$5,299.72 over budget
 - Water and Sewer - \$4,079.47 under budget
 - Snow Removal - \$4,152.56 under budget
 - Electric - \$1,548.34 over budget
 - General Building Maintenance – \$4,448.60 over budget
 - Grounds and Parking - \$5,421.73 under budget
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- All Reserve contributions have been made this fiscal year.
 - Most Owners are current with dues.
 - The Board approved the financials as presented.
 - The HOA is currently holding more than the FDIC insured limit in the Alpine Bank account. Some money needs to be moved into a different account. The board agreed that another CD would be taken in the amount of \$150K with

either Edward Jones or Wells Fargo. Bruce will check on insurance of Edward Jones and will make a recommendation where to place the CD.

Capital Plan 2023

Bruce updated the capital plan spreadsheet and discussed details with the board. The new version will be placed on the website.

V. BOARD MOTIONS VIA EMAIL

There have been no board actions via email since the last board meeting.

VI. MANAGING AGENTS REPORT

A. Complete / Pending / Report Items

- i. Christmas lights will be removed in April or when weather permits
- ii. Photocells replaced at 156R, 164R, 170R and 184R
- iii. Xcel meters will be turned off in May
- iv. Heat tapes may be turned off in a week or so, weather dependent
- v. Outlets on island light poles have been repaired or replaced as needed

VII. OLD BUSINESS

- A. Robin Berm Update** – Kelly has an updated Greenscapes proposal and will send it to the board.

VIII. NEW BUSINESS

- A. Landscaping 2023** – The board reviewed a bid from Greenscapes. Matt made a motion to approve the bid from Greenscapes. Paul seconded, and the motion carried.
- B. Roof and heat tape bids** are pending. They will be sent to the board when obtained.
- C. Weed and Tree Spraying 2023** – The board reviewed a bid from Ascent Tree and Turf Services. Paul made a motion to approve the bid as presented. Matt seconded, and the motion carried.

IX. NEXT MEETING

The next Board of Directors meeting will be held on Friday, April 21, 2023 at 4:00 pm via Zoom.

X. ADJORNMENT

At 4:35 pm, a motion was made and seconded to adjourn.

Approved by: _____

Date: _____