THE PONDS AT BLUE RIVER HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Friday, March 20, 2026
4:00 pm

I. CALL TO ORDER

Kelly called the meeting to order at 4:01 pm.

Board members in attendance via Zoom were:

Bob Hughes
Jay Pansing
Bruce Hill
Kelly Powers

A quorum was present.

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

II. OWNER FORUM

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

III. APPROVE PREVIOUS MEETING MINUTES

Bruce made a motion to approve the minutes of the January 16, 2026 Board Meeting as presented. Bob seconded, and the motion carried.

IV. FINANCIALS

A. Year To Date Financials – Bruce reported on the January 31, 2026 close financials as follows:
   i. January 2026 close balance sheet reports $105,807.24 in Operating, $305,523.89 in liquid reserves and $648,042.27 in CD's and an Annuity.
   ii. January 2026 close P & L vs Budget reports that the HOA is $33,204.69 under budget in Operating expenses.
   iii. The balances reflect the $30,000 Operating Transfer.
   iv. The board discussed the major areas of variance.
   v. Water restrictions will be placed on the agenda for the next meeting.
   vi. All Reserve Contributions have been made this fiscal year.

B. Capital Plan Review – the board will discuss the capital plan at the April meeting.

V. BOARD MOTIONS VIA EMAIL

Bob made a motion to approve the following actions that have been made via email since the last board meeting.

- 01/30/2026 – Approval to sign contract with Leo for heat tape replacement
- 02/19/2026 – Approval to let Leo complete the heat tape replacement on Allegra Lane and pay for it in 2027.

Kelly seconded, and the motion carried.

VI. OLD BUSINESS

A. Robin Drive Asphalt – This will be completed in conjunction with the asphalt replacement on Robin Drive.
B. Roof Heat Tape has been installed on Robin Drive and Allegra Lane is in progress.

VII. NEW BUSINESS

A. Tree / Weed Bid Approval – Kelly made a motion to approve the bid from Ascent Tree and Turf Services to complete the work this summer. Bruce seconded, and the motion carried.
B. Policies – Maris would be asked to provide a legal opinion on the insurance deductible assignment, also providing examples. Kelly made a motion to approve the updating of the Conflict of Interest Policy and the Inspection and Copying of Records Policy. Bruce seconded, and the motion carried.
C. Reserve Study update – Bruce does not believe an update is necessary this fiscal year.
D. The Capital Plan spreadsheet will be updated by the next meeting.
E. Landscaping – Bob made a motion to approve the 3-year Landscaping Proposal from Greenscapes, keeping the rate the same for the summer of 2026, and including a clause that the increase will not exceed 5% per year for 2027 and 2028. Bruce seconded, and the motion carried.

VIII. NEXT MEETING

The next Board of Directors meeting will be held on Thursday, April 30, 2026 at 2:00 pm via Zoom.

IX. ADJORNMENT

At 5:22 pm, Bruce made a motion to adjourn. Bob seconded, and the motion carried.

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Approved by: Date: