

**THE PONDS AT BLUE RIVER HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
March 22, 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 Kevin Lovett, Deb Borel and site manager, Shane Carr.

II. OWNER FORUM

Owner Chris Holly was present. She thanked the board for approving her radon mitigation installation. She purchased a radon detector and offered it to any owner that would like to test their radon levels.

III. APPROVE PREVIOUS MEETING MINUTES

Bruce made a motion to approve the minutes of the February 18, 2022 Board Meeting as presented. Paul seconded, and the motion carried.

IV. FINANCIALS

The financial report was presented as follows:

January 31, 2022 close balance sheet reports \$42,436.09 in Operating, \$207,503.53 in liquid reserves and \$200,894.27 in CD's.

January 2022 close P & L vs budget reports that the Association is \$13,065.84 under budget in operating expenses.

Major areas of variance include:

- Water and Sewer - \$1,886.75 over budget
- Snow Removal - \$5,773.36 under budget
- Electric - \$7,406.27 under budget
- General Building Maintenance – \$10,814.75 over budget
- Grounds and Parking - \$12,329.54 under budget – it was noted that the HOA received invoices for last fiscal year services that will be paid this year.

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 actions via email that have taken place since the past meeting.

- 03/04/2022 – Approval to hire Timberline Disposal when the Waste Management contract expires.
 - 03/21/2022 – Approval of Chris Holly's radon mitigation installation
- Bruce seconded, and the motion carried.

VI. MANAGING AGENTS REPORT

The following Manager's Report was given:

Report Items

- Ongoing snow removal
- Parking and Park Signs will be installed when the ground thaws
- Photocells are being replaced as needed
- Christmas lights have been taken down for the season – Shane recommended asking the other HOA's that use the road contribute to Christmas lights installation. He also reported that the company that installed our lights offers a service that not only installs the lights, but also supplies the lights as well. This would save the HOA the annual cost to replace lights that do not work.
- Angler Mountain Ranch is current with dues
- Shane is obtaining a bid for crack fill of all asphalt
- Door fell off the dumpster enclosure and it will be fixed this week
- Heat tape was replaced and gutters repaired at 112 Robin
- Roof ice/snow removal is taking place as needed

VII. OLD BUSINESS

- A. Proposed Roof Surfacing – Tabled until Spring – Bruce reminded the board that he never found a source that shows proof that the roof surfacing material works. Deb will send out the information on this product. NW Roofing will provide a roof inspection this summer at no cost to the HOA.
- B. Robin Asphalt – (Siloam stone replacement) – Tabled until Spring
- C. Concrete Repairs – Tabled until Spring
- D. Robin Berm Update – landscape architect will meet on site in mid-April.
- E. Patio Extension at 114 Allegra – The board discussed this and agreed that the concrete pad must be within the Limited Common Element. Mark made a motion that the patio come within the limit common element. Discussion followed. Mark suggested the owner re-submit a new request showing they are within the LCE. Kelly seconded, and the motion carried.
- F. Quiet Hours – Kelly Powers was made host and shared his screen to present the proposed rules regarding quiet hours and fire regulations. After board comments, Kelly will revise the rules and send to the board for approval.

VIII. NEW BUSINESS

- A. Insurance Paul made a motion to increase the price per square foot to \$250, per Farmer's recommendation, and to also add the Workman's Comp policy. Bruce seconded, and the motion carried.

- B. Weed and Tree Spray – The board reviewed the proposed weed and tree bid from Ascent Tree and Turf Services. Paul made a motion to approve the proposal as presented. Kelly seconded, and the motion carried.

IX. NEXT MEETING

The next Board of Directors meeting will be held on Wednesday, April 12, 2022 at 4:00 pm via Zoom.

X. ADJORNMENT

At 5:20 pm, a motion was made and seconded to adjourn.

Approved by:

Date: