

**THE PONDS AT BLUE RIVER HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**Friday, March 29, 2024**  
**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  
Paul Wardlaw  
Bruce Hill  
Matt Steen  
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**

Matt made a motion to approve the minutes of the January 19, 2024 Board Meeting as presented. Bruce seconded, and the motion carried.

**IV. FINANCIALS**

A. Year To Date Financials – Bruce reported on the February 29, 2024 close financials as follows:

- i. February 2024 close balance sheet reports \$41,555.15 in Operating, \$112,808.72 in liquid reserves and \$357,235.59 in CD's.
- ii. February 2024 close P & L vs Budget reports that the HOA is \$6,629.86 under budget in Operating expenses.
- iii. The current reserve balance is enough to cover all scheduled projects for 2024.
- iv. The board discussed the major areas of variance.
- v. All Reserve Contributions have been made this fiscal year. Bruce reported that the reserves are also recovering, except for the \$46,128.00 that is owed to operating.
- vi. All owners are current with dues.
- vii. If special assessment is passed, we will be on track for reserves balances.

**V. BOARD MOTIONS VIA EMAIL**

Paul made a motion to ratify the following actions that have been made via email since the last board meeting:

- 02/01/2024 – approval to send letter to owners regarding the special assessment
- 02/25/2024 – approval of window replacement at 107 Allegra Lane

- 03/12/2024 – approval to allow owners to install cameras, but not motion lights

Kelly seconded, and the motion carried.

**VI. OLD BUSINESS**

- A. Robin Berm Update – This is tabled until spring 2024
- B. Robin Drive Asphalt – This is tabled until spring 2024
- C. Rules Update Regarding Insurance Requirements – Matt made a motion to approve the updated rules to owners for comment. Bruce seconded, and the motion carried.

**VII. NEW BUSINESS**

- A. Special Assessment Meeting Comments – the board read the board comments regarding spending.
- B. Special Assessment Meeting Notice – notice will be edited to include a Zoom option.
- C. Insurance – Downspout Relocation – Shane will meet with the gutter contractor and obtain a bid to relocate the gutters or change the drain location.
- D. Owner Email regarding Ice – this will be investigated when the gutter contractor comes to look at downspouts.
- E. Tree and Weed Spraying – Kelly made a motion to approve the tree and weed spraying for 2024. Matt seconded, and the motion carried.
- F. Rule Update regarding cameras and not motion sensor lights – the board agreed that cameras are allowed, and motion detector lights may be placed in the back of units. The rules will be edited to state: “Motion activated lights are prohibited on the street side of units”. Matt made a motion to add this to the rules prior to sending them to owners for comment. Kelly seconded, and the motion carried.
- G. 2024 Grants Submission – deadline for application is April 30. Kelly suggested phase 2 Robin Drive Berm.
- H. Deb will send bid for mulch to Shane.
- I. Deb will send bid for phase two of Robin Drive Berm to Shane.

**VIII. NEXT MEETING**

If necessary, the next Board of Directors meeting will be held on Friday, April 19, 2024 following the special assessment meeting.

**IX. ADJORNMENT**

At 4:49 pm, Bruce made a motion to adjourn. Kelly seconded, and the motion carried.

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Approved by:

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Date: