

THE PONDS AT BLUE RIVER HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
April 12, 2022 at 4:00 pm

I. CALL TO ORDER

Jay Pansing called the meeting to order at 4:10 pm.

Board members in attendance via Zoom were:

Jay Pansing
Mark Stratton
Kelly Powers

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

Mark made a motion to approve the minutes of the March 22, 2022 Board Meeting as presented. Kelly seconded, and the motion carried.

IV. FINANCIALS

The financial report was presented as follows:

February 28, 2022 close balance sheet reports \$38,782.55 in Operating, \$214,660.32 in liquid reserves and \$200,894.27 in CD's.

February 2022 close P & L vs budget reports that the Association is \$14,657.54 under budget in operating expenses.

Major areas of variance include:

- Water and Sewer - \$1,886.75 over budget
- Snow Removal - \$3,518.36 under budget
- Electric - \$6,210.43 under budget
- General Building Maintenance – \$10,214.75 over budget
- Grounds and Parking - \$16,057.68 under budget – it was noted that the HOA received invoices for last fiscal year services that will be paid this year.
- Roof Snow Removal - \$1,000 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

None

VI. MANAGING AGENTS REPORT

The following Manager's Report was given:

Report Items

- Ongoing Snow Removal
- Parking signs will be installed when the ground thaws
- Photocells are begin replaced as needed
- Dumpster door was repaired
- Xcel Meters will be turned off May 1

VII. OLD BUSINESS

- A. Proposed Roof Surfacing – Tabled until May or June
- B. Robin Asphalt – Tabled until May or June
- C. Concrete Repairs – Tabled until May or June
- D. Robin Berm Update – Mark will get the committee together in the next couple of weeks. Kelly will help with this committee once Mark closes on the sale of his home.
- E. Quiet Hours – Deb will send this to Jay in Word format.
- F. Fire Regulations – Deb will send this to Jay in Word format.

VIII. NEW BUSINESS

- A. The board thanked Mark for his service on the board. Kelly will help with the Berm committee in Mark's absence.

IX. NEXT MEETING

The next Board of Directors meeting will be held on Wednesday, May 20, 2022 at 4:00 pm via Zoom.

X. ADJORNMENT

At 4:18 pm, a motion was made and seconded to adjourn.

Approved by:

Date: