THE PONDS AT BLUE RIVER HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Thursday, April 30, 2026
2:00 pm

I. CALL TO ORDER

Jay called the meeting to order at 4:00 pm.

Board members in attendance via Zoom were:
Bob Hughes
Jay Pansing
Bruce Hill
Kelly Powers
Matt Steen

A quorum was present.

Representing Summit Resort Group were Deb Borel, Kimberlyn Bryant 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 March 20, 2026 Board Meeting as presented. Bob seconded, and the motion carried.

IV. FINANCIALS

A. Year To Date Financials – Bruce reported on the March 31, 2026 close financials as follows:
   i. March 2026 close balance sheet reports $140,326.87 in Operating, $117,914.43 in liquid reserves and $659,158.72 in CD's and an Annuity.
   ii. March 2026 close P & L vs Budget reports that the HOA is $65,635.20 under budget in Operating expenses.
   iii. The board discussed the major areas of variance.
   iv. Water restrictions will be placed on the agenda for the next meeting.
   v. All Reserve Contributions have been made this fiscal year.

B. Capital Plan Review – this will be discussed under New Business.

V. BOARD MOTIONS VIA EMAIL

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

VI. OLD BUSINESS

A. Heat Tape – there is one more building on Allegra that needs to be replaced.

VII. NEW BUSINESS

A. Policy Approval – The board reviewed the Conflict of Interest Policy and the Records Inspection Policy that was drafted by Altitude Law. Bruce made a motion to approve the policies as written. Bob seconded, and the motion carried. These policies will be sent to owners and placed on the website.

B. Insurance Deductible Policy – Deb will determine if Altitude Law has drafted this policy for another of SRG's HOA's. If they have, Deb will send it to Jay for review. This will be tabled until the May board meeting.

C. Walk Around Items Discussion / Capital Plan Review

   i. Asphalt Crack Fill/Seal Coat – Kelly made a motion to complete crack filling in the fall. Matt seconded, and the motion carried.
   ii. Other Asphalt Work – The board discussed other asphalt needs in the community and determined that the area at 130-136 Allegra requires some patchwork. Matt made a motion to complete the asphalt patch in this area. Bob seconded, and the motion carried. Deb will move the Robin Drive Siloam stone replacement out two years +8% in capital plan. Shane will obtain a bid for the patchwork.
   iii. Building Siding – this will take place as necessary
   iv. Building Staining – Shane will obtain a bid to complete touch up painting this summer and this will be discussed at the next meeting.
   v. Concrete Dumpster Bases – this cost will be moved to 2026-27 on the capital plan spreadsheet with 4% added to the cost for inflation.
   vi. Concrete Patios – The capital plan allows for one patio replacement per year as needed. Deb will meet on site with Armando to obtain an updated cost of patio replacement. Deb will also take an inventory of patios to determine replacement needs. This will be discussed at the next meeting.
   vii. Irrigation Controllers – this cost will be removed from the reserve plan and added to the operating budget.
   viii. Irrigation – System Replacement is not needed currently.
   ix. Landscaping Improvements – There are no improvements are necessary this year.
   x. Maintenance Item
      1. Shane will obtain a bid for Angel to add some mulch to the front beds.
      2. Shane will obtain a bid to cut the trees from the buildings.
   xi. Retaining Wall – Most of the maintenance responsibility of the retaining wall between the homes and the bike path is the Town of Silverthorne's. The wall behind 126 Allegra is the responsibility of the owner of 126 Allegra. The wall between 126 Allegra and the stairs is the responsibility of the HOA.

D. Water Conservation – water restrictions are coming out and will mirror what Summit County is mandating, which is 2 days a week and not during the day. This will be discussed at the next meeting.

VIII. NEXT MEETING

The next Board of Directors meeting will be held on Friday, May 15, 2026 at 4:00 pm via Zoom.

IX. ADJORNMENT

At 5:05 pm, Bruce made a motion to adjourn. Bob seconded, and the motion carried.

Approved by: ______________________ Date: ______________