

THE PONDS AT BLUE RIVER HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Friday, May 31, 2024
4:00 pm

I. CALL TO ORDER

Jay Pansing called the meeting to order at 4:04 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

Paul made a motion to approve the minutes of the May 17, 2024 Board Meeting. Kelly seconded, and the motion carried.

IV. FINANCIALS

A. Capital Plan Spreadsheet was included in the meeting packet.

B. 2024 Capital Expenses

i. Insurance Requirements

1. Tree Trimming – Shane obtained a bid from BobbyCat to trim branches within 15 feet of roofline and 3 feet from buildings. Several trees need to be completely removed. Pending Shane’s review of the recommended removal of trees, Paul made a motion to approve the bid as presented. Bruce seconded, and the motion carried.
2. Downspout Relocation – CAU requires that we relocate the downspouts on both Robin Drive and Allegra Lane to divert the water from between the driveways. There are 20 that need to be modified on Allegra and 6 on Robin. The board recognizes that this could also be a slip and fall hazard if they are not fixed. After an in-depth discussion, Paul made a motion to accept the bid to modify all the ones on both Robin and Allegra that have not been done. Bruce seconded, and the motion carried.

ii. Robin Berm Phase 2 – Paul made a motion to approve the bid to complete phase 2 of the Robin Berm project, extending to the playground, but not past it. Matt seconded, and the motion carried.

- iii. Mulch – Matt made a motion to accept the mulch bid from Greenscapes to add mulch throughout the neighborhood, including the median. Paul seconded, and the motion carried.
- iv. Robin Drive Asphalt – this is tabled until Randy McSwain provides information on his recommended solution.
 - v. The concrete will be evaluated and discussed at a future meeting.
 - vi. An asphalt cut may be necessary for an irrigation repair. Shane will keep the board posted.
- vii. Shane will obtain a bid to address the 176 Robin drainage issue.

V. BOARD MOTIONS VIA EMAIL

None

VI. NEXT MEETING

The next Board meeting will be held on Friday, July 11, 2024 at 4:00 pm via Zoom.

VII. ADJORNMENT

At 5:09 pm, Paul made a motion to adjourn. Bruce seconded, and the motion carried.

Approved by:

Date: