

**THE PONDS AT BLUE RIVER HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**June 17, 2022 at 4:00 pm**

**I. CALL TO ORDER**

Jay Pansing called the meeting to order at 4:05 pm.

Board members in attendance via Zoom were:

Jay Pansing  
Bruce Hill  
Paul Wardlaw

A quorum was present.

Representing Summit Resort Group were Deb Borel, Kevin Lovett and site manager, Shane Carr.

**II. OWNER FORUM**

Owners Chris Holly, Barrett Edwards and Matt Steen were present. Barrett stated that Connie and Mike Butler asked her to read a message regarding vehicles and what is and is not allowed at the Ponds. Paul stated that if a vehicle is a daily driver, they are permitted to have let it be parked on site. Eagles Nest sent a complaint relating to sprinter vans and they allow them if they are registered as a passenger van. Barrett also asked about a large, groomed area at 121 Allegra and if it is supposed to be a garden area. She asked if there were plans to spruce it up this summer. The board will look at that when they do the walk around on the Allegra side of the complex.

**III. APPROVE PREVIOUS MEETING MINUTES**

Bruce made a motion to approve the minutes of the April 12, 2022 Board Meeting as presented. Paul seconded, and the motion carried.

**IV. FINANCIALS**

The financial report was presented as follows:

April 30, 2022 close balance sheet reports \$15,299.52 in Operating, \$230,340.42 in liquid reserves and \$200,868.14 in CD's.

April 2022 close P & L vs budget reports that the Association is \$17,544.27 under budget in operating expenses.

Major areas of variance include:

- Insurance - \$1,338 over budget
- Water and Sewer - \$1,056.55 over budget
- Cable - \$2,579.51 over budget
- Snow Removal - \$5,765.10 under budget
- Electric - \$3,683.08 under budget
- General Building Maintenance – \$11,742.86 over budget
- Grounds and Parking - \$21,957.68 under budget – it was noted that the HOA received invoices for last fiscal year services that will be paid this year.

- Roof Snow Removal - \$1,600 under budget

All Reserve contributions have been made this fiscal year.

Most Owners are current with dues.

Capital Plan Review – The capital plan was provided in the meeting packet. Shane will ask Tim if he can apply mulch this summer and confirm the cost.

Mac Design Invoice – This will be expensed from Operating. The landscaping of the Robin Berm may be paid from Reserves.

CD – Paul made a motion to renew the CD at a current interest rate of 2% or greater. Bruce seconded, and the motion carried.

2022-2023 Budget Review – Bruce presented the proposed 2022-2023 budget to the board. Deb will obtain a roof bid for the budget while they are completing the annual inspection. Paul made a motion to approve the budget for presentation to owners. Bruce seconded, and the motion carried.

The Board approved the financials as presented.

#### **V. BOARD MOTIONS VIA EMAIL**

Paul made a motion to approve the following actions that have taken place via email since the last meeting.

- A. 05/09/2022 – Approval to allow the extension of the gas line for 110 Robin
  - B. 05/30/2022 – Approval of patio extension at 114 Allegra
  - C. 06/06/2022 – Approval of Rules to be sent to owners for comment
- Bruce seconded, and the motion carried.

#### **VI. MANAGING AGENTS REPORT**

The following Manager's Report was given:

##### Completed / Pending / Report Items

- Parking signs installed
- Photocells are begin replaced as needed
- Switched to Timberline Disposal for Trash Services
- Xcel Meters are off for the summer
- Irrigation backflow on Robin failed and Premier Plumbing is replacing it at a cost of approximately \$1,500
- Christmas lights have been removed
- Proposed Rules changes have been sent to owners for comment
- Shane will obtain a bid to replace and refresh mulch

#### **VII. OLD BUSINESS**

- A. Robin Asphalt – The board reviewed a bid from Columbine to replace the Siloam stone with asphalt. Jay would like to consider this in the summer of 2023-2024. The board agreed. This will be tabled until the cost for the Robin berm is determined. This topic will be placed on the agenda after the costs have been

determined. Bruce made a motion to table this discussion until a later date after costs have been collected. Paul seconded, and the motion carried.

- B. Concrete Repairs – The board walked the neighborhood and the agreed not to replace or repair patios based on aesthetics or cosmetic reasons. Only one unit had their patio replaced and that was because the movement in the patio was causing windows and doors inside the unit not to open or close.
- C. Robin Berm Update – The committee has been working with the landscape planner. The architect will send the revised scope to Greenscapes for pricing.
- D. Review of Owner Comments and Approval of Rules and Regulations with Changes – July Meeting

#### **VIII. NEW BUSINESS**

- A. Crack Fill – Paul made a motion to hire Jet Black to crack fill the asphalt. Bruce seconded, and the motion carried.
- B. Insurance 2023-24 – Farmers is shopping the market for the Ponds, since the building value is over \$25M since their current carriers will not insure after March 31, 2023. The HOA may need to go to layered insurance. SRG will keep the board updated.
- C. Annual Meeting
  - i. August 20, 2022
  - ii. Eagles Nest Community Center
  - iii. Food Truck Catering
  - iv. Annual Meeting Notice – the board approved the annual meeting notice as presented.
- D. Matt Steen has expressed interest in being on the board. He introduced himself and gave his testimony.
- E. Executive Session – The board went into Executive Session at 5:00 pm to discuss Matt. Vote will be taken via email.

#### **IX. NEXT MEETING**

The next Board of Directors meeting will be held on Friday, July 15, 2022 at 4:00 pm via Zoom.

#### **X. ADJOURNMENT**

At 5:10 pm, a motion was made and seconded to adjourn.

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Approved by:

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Date: