

**THE PONDS AT BLUE RIVER HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
Wednesday, June 28, 2023 at 3:00 pm**

**I. CALL TO ORDER**

Jay Pansing called the meeting to order at 3:03 pm.

Board members in attendance via Zoom were:

Jay Pansing  
Paul Wardlaw  
Kelly Powers  
Bruce Hill  
Matt Steen

A quorum was present.

Representing Summit Resort Group was Deb Borel.

**II. OWNER FORUM**

No Owners, other than board members, were present. Notice was posted on the website.

**III. APPROVE PREVIOUS MEETING MINUTES**

Paul made a motion to approve the minutes of the May 19, 2023 Board Meeting as presented. Bruce seconded, and the motion carried.

**IV. FINANCIALS**

The financial report was presented as follows:

April 30, 2023 close balance sheet reports \$11,167.47 in Operating, \$135,631.47 in liquid reserves and \$350,498.32 in CD's.

April 2023 close P & L vs budget reports that the Association is \$30,468.49 under budget in operating expenses.

It was noted that there is currently a loan from Reserves to Operating in the amount of \$46,128.00. Repayment will be reviewed in September.

SRG will provide a draft of the July financials to Bruce before the annual meeting.

- The board discussed major areas of variance.
- All owners are current with dues.
- The board approved the financials as presented.
- The board discussed updating the Reserve Study this year but agreed that it will be updated in 2024.

Reserve Study Review

- The Board reviewed the capital plan spreadsheet.

- Paul suggested we ask the reserve study company (WRS) to give several options for funding.
- When the Reserve Study is updated, WRS will be asked to include the Robin Berm project and not to assume the \$12K annual transfer of operating surplus.

2023-24 Operating Budget Review – The board reviewed the proposed 2023-24 operating budget. After discussion, Bruce made a motion to approve as presented. Matt seconded, and the motion carried. This budget will be sent to owners in the annual meeting notice.

**V. BOARD MOTIONS VIA EMAIL**

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

**VI. OLD BUSINESS**

- A. Robin Berm Update – 12 owners met to move rocks off the berm. Kelly is working with Steve at Fish Hawk Landing with their landscaping plan. Kelly would like to submit a grant request to offset the cost of Christmas lights for 2023 or the berm. Jay suggested we ask for the money for the second phase of the Robin berm. Kelly will work with Jay to apply for the grant.

**VII. NEW BUSINESS**

- A. Annual Meeting – The board reviewed the annual meeting notice. Changes will be made to the cover letter and the dues calculation spreadsheet and emailed to the board for approval.
- B. Shane replaces building stones annually.
- C. Shave will obtain a mulch quote from Greenscapes for this summer.

**VIII. NEXT MEETING**

The next Board of Directors meeting will be held on Friday, July 21, 2023 at 4:00 pm via Zoom.

**IX. ADJORNMENT**

At 4:11 pm, a motion was made and seconded to adjourn.

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Approved by:

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Date: