

THE PONDS AT BLUE RIVER HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
July 15, 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
Kelly Powers
Matt Steen
Paul Wardlaw

A quorum was present.

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

II. OWNER FORUM

Owners Chris Holly, Barrett Edwards, Charlotte Abel, Anita McSwain, Betty Schlie and Dan Sloane were present.

- Dan Sloane told the board that he wanted to discuss his patio damage on Robin Drive. He thinks that it should be repaired because the reason for the cosmetic damage is due to gutter issues, ice melt and freeze and thaw cycles. He is asking for the patio to be repaired. Jay stated that the HOA will not repair his patio based on past board discussion. Kelly thanked Dan for his patience on this and stated that this was cosmetic and other projects at the Ponds were taking priority to cosmetic issues. If Dan wants to complete the repair, he was asked to send a request to the board.
- Anita McSwain reported that there is some improvement to the berm, but most of it has been done by her and her husband. She has not received any bids for the work, but she would like the project to keep moving forward. Anita talked to Greenscapes, but they are a year out so he could not begin a project until 2023. Kelly will meet with Anita to determine her expectations and report to the board. The HOA will pay for someone to clean up the berm this summer and Anita will obtain bids to get onto a company's schedule for 2023.
- Barrett asked about the space between Bald Eagle and the playground. She asked who owns it and who is responsible for the upkeep. Shane reported that the area is a water retention area for flooding. Bruce pointed out that there are areas on Ponds property that are not maintained.
- Barrett reported that the lock on the dumpster enclosure is problematic. Shane will look at that.
- Charlotte asked if her gutter could be cleaned. Shane reported that gutters were being cleaned today.
- There are several dead bushes on the property

III. APPROVE PREVIOUS MEETING MINUTES

Bruce made a motion to approve the minutes of the June 17, 2022 Board Meeting as presented. Kelly seconded, and the motion carried.

IV. FINANCIALS

The financial report was presented as follows:

June 30, 2022 close balance sheet reports \$23,680.33 in Operating, \$237,498.10 in liquid reserves and \$200,868.14 in CD's.

May 2022 close P & L vs budget reports that the Association is \$10,151.61 under budget in operating expenses.

Major areas of variance include:

- Management Fees - \$2,007 over budget
- Insurance - \$2,119.64 over budget
- Water and Sewer - \$2,579.51 over budget
- Cable - \$2,579.51 over budget
- Trash Removal - \$1,213.26 over budget
- Snow Removal - \$7,765.10 under budget
- Electric - \$2,467.64 under budget
- General Building Maintenance - \$13,982.86 over budget
- Plumbing and Heating - \$1,500 under budget
- Grounds and Parking - \$17,914.20 under budget
- Roof Snow Removal - \$1,600 under budget

All Reserve contributions have been made this fiscal year.

The HOA will not have the normal operating surplus as past years.

V. BOARD MOTIONS VIA EMAIL

Bruce made a motion to approve the following action that has taken place via email since the last meeting.

A. 06/18/2022 – Approval to appoint Matt Steen to the board to fulfill Mark's position.

Paul seconded, and the motion carried.

VI. MANAGING AGENTS REPORT

The following Manager's Report was given:

Completed / Pending / Report Items

- Added recycle container to dumpster enclosure
- Added plugs to the dumpsters
- Gutters were cleaned out where necessary
- Leo will complete some touch up painting
- Four dead trees were replaced
- Ongoing weed spraying

VII. OLD BUSINESS

- A. Robin Concrete – Discussed above.
- B. Review of Owner Comments and Approval of Rules and Regulations with Changes – August Meeting

VIII. NEW BUSINESS

IX. NEXT MEETING

The next Board of Directors meeting will be held on Friday, August 20, 2022 at 10:00 am via Zoom.

X. ADJORNMENT

At 4:55 pm, Bruce made a motion to adjourn. Kelly seconded, and the motion carried.

Approved by:

Date: