

**THE PONDS AT BLUE RIVER HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Wednesday, July 21, 2023 at 4:00 pm**

I. CALL TO ORDER

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

Board members in attendance via Zoom were:

Jay Pansing
Paul Wardlaw
Bruce Hill
Matt Steen

A quorum was present.

Representing Summit Resort Group was Deb Borel.

II. OWNER FORUM

Notice was posted on the website. Homeowners Randy and Anita McSwain, and Chris Holly were present. The siloam stones at 122 Robin are crushed and the owners suggested using a buff color sandstone for replacement. They asked the board if they could put sandstone in this area. Jay has asked the owners to investigate this, and let the board know the cost.

III. APPROVE PREVIOUS MEETING MINUTES

Bruce made a motion to approve the minutes of the June 28, 2023 Board Meeting as presented. Matt seconded, and the motion carried.

IV. FINANCIALS

The financial report was presented as follows:

May 31, 2023 close balance sheet reports \$52,685.30 in Operating, \$114,364.39 in liquid reserves and \$350,362.60 in CD's, \$207,000 of this renewed at 5.3% which will go into effect on July 25.

May 2023 close P & L vs budget reports that the Association is \$21,397.68 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. Bruce stated that we need to always keep a balance of at least \$50K in the operating account.

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.

V. BOARD MOTIONS VIA EMAIL

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

A. 06/29/2023 – Request for Wood ceiling for 136 Robin was denied

B. 07/06/2023 – 156 Allegra window replacement approved

Bruce seconded, and the motion carried.

VI. OLD BUSINESS

A. Robin Berm Update – Anita updated the board on the Robin berm. They have been removing rock and are ready for irrigation. Greenscapes plans to start the berm on Monday, July 24. Jay and Kelly have been working with Eagles Nest for a grant to help fund the project. Fish Hawk Landing has installed a lot of trees on their side of the berm, and it looks nice. Chris asked if there would be a fence along the low portion of the berm. If the fence was removed by Fish Hawk Landing, they will be asked to replace it. Shane will do that when he gets back to work.

B. Mulch – The board reviewed a bid for mulch, and agreed that it would not be done this summer but will be next summer.

VII. NEW BUSINESS

A. Recycling – Chris informed the board that Timberline sorts the trash from the recycle totes that are contaminated and the HOA is billed an additional \$16-\$20, depending on what they sort. Chris will see if she can get clearer information on what you can and cannot recycle in Summit County. An Email will be sent to owners reminding them of what they can and cannot recycle.

B. Annual Meeting – The board reviewed the annual meeting notice. Dues increase percentage changes will be made to the cover letter and the dues calculation spreadsheet and emailed to the board for approval.

VIII. NEXT MEETING

The next Board of Directors meeting will be held on Saturday, August 19, 2023 at 10:30 am. Deb will be there early to set up. Several board members will also come early to help.

IX. ADJOURNMENT

At 4:44 pm, a motion was made and seconded to adjourn.

Approved by:

Date: