

**THE PONDS AT BLUE RIVER HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Friday, January 15, 2021 at 4:00 pm**

I. CALL TO ORDER

Jay Pansing called the meeting to order at 4:03 pm.

Board members in attendance via Zoom were:

Jay Pansing
Maureen McGuire
Debbie Stratton
Bruce Hill

A quorum was present.

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

II. OWNER FORUM

No Owners, other than Board members, were present.

III. APPROVE PREVIOUS MEETING MINUTES

Maureen made a motion to approve the minutes of the November 20, 2020 Board Meeting as presented. Bruce seconded, and the motion carried.

IV. FINANCIALS

The financial report was presented as follows:

November 30, 2020 close balance sheet reports \$33,985.55 in Operating, \$141,703.80 in liquid reserves and \$200,979.95 in an Edward Jones CD.

November close P & L vs. budget reports that the Association is \$8,082.82 under budget in operating expenses.

Major areas of expense variance were discussed to include:

- Water and Sewer - \$2,799.78 under budget
- Snow Removal - \$3,125 under budget
- General Building Maintenance - \$1,200 under budget
- Plumbing and Heating - \$1,527 under budget
- Grounds and Parking - \$2,245.16 under budget

An updated reserve study will be done in the spring. SRG will let Steve Bennington of Western Reserve Studies know that the HOA would like an updated study. The heat tape on most of the buildings has reached the end of its useful life and the cost needs to be included in the updated reserve study.

The Board approved the financials as presented.

V. BOARD MOTIONS VIA EMAIL

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

- 12/23/20 – Hot tub at 132 Allegra Lane approved
Debbie seconded, and the motion carried.

VI. MANAGING AGENTS REPORT

The following Manager's Report was given:

Completed Items – the following items were reported on as complete:

- Photocells are being replaced as needed
- Christmas lights were installed in December
- Allegra Lane ditch irrigation is complete
- Shane reported that the dumpster enclosure door installations will start next week.
The metal has been fabricated

VII. OLD BUSINESS

- A. Tree Replacement – the cost to replace trees that have died and been removed is about \$4,200. Bruce and Jay will work together with Eagles Nest regarding a grant for this project.

VIII. NEW BUSINESS

A. 2021 Disclosures

- HB-1254 – Per Colorado Legislation, SRG presented the annual Management Fee Disclosure to the Board.
- 2021 Disclosure – Per Colorado Legislation, SRG presented the 2021 Disclosure to the Board.
- Osprey Landing – Jay gave an update on the proposed project at the corner of Bald Eagle and Hwy. 9.

IX. NEXT MEETING

The next Board of Directors meeting will be held on Friday, February 19, 2021 at 4:00 pm via Zoom.

X. ADJORNMENT

At 4:28 pm, a motion was made and seconded to adjourn.

Approved by:

Date: