

THE PONDS AT BLUE RIVER HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
Friday, October 15, 2021 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
Bruce Hill
Mark Stratton
Kelly Powers
Paul Wardlaw

A quorum was present.

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

II. OWNER FORUM

Owner, Chris Holly was present.

III. APPROVE PREVIOUS MEETING MINUTES

Paul made a motion to approve the minutes of the September 17, 2021 Board Meeting as presented. Bruce seconded, and the motion carried.

IV. FINANCIALS

The financial report was presented as follows:

September 30, 2021 fiscal year end close balance sheet reports \$38,285.16 in Operating, \$164,876.64 in liquid reserves and \$201,034.97 in an Edward Jones CD.

September close P & L vs. budget reports that the Association is \$23,844.50 under budget in operating expenses.

Major areas of expense variance were discussed to include:

- 170 Allegra Lane - \$2,190.2 under budget
- Meeting Expenses - \$2,000 under budget
- Water and Sewer - \$1,036.04 budget
- Internet - \$2,100 under budget
- Trash Removal - \$2,003.52 over budget
- Snow Removal - \$5,599.47 under budget
- General Building Maintenance - \$3,928.16 under budget
- Plumbing and Heating - \$1,327.00 over budget
- Supplies and Materials - \$1,024.35 under budget
- Grounds and Parking - \$7,34.26 under budget
- Roof Snow Removal - \$1,600 under budget

The Board approved the financials as presented. Bruce made a motion to transfer \$14,000 of the operating surplus from operating to reserves. Kelly seconded, and the motion carried.

A list of items that need to be added to the reserve study will be created for the next update.

V. BOARD MOTIONS VIA EMAIL

Mark made a motion to ratify the following actions that have been made since the last board meeting.

- A. 10/06/2021 – Approval to send Reserve Study email to Owners
- B. 10/06/2021 – Approval of 150 Robin fireplace vent
- C. 10/06/2021 – Approval of window replacement for 102 Allegra
- D. 10/08/2021 – Approval for PRV replacements

Bruce seconded, and the motion carried.

VI. MANAGING AGENTS REPORT

The following Manager's Report was given:

Completed / Pending / Report Items

- Reserve Study placed on the website
- Concrete sidewalk repairs are complete
- Irrigation winterization is complete
- Holiday lights on median trees is pending
- Gutter cleaning is pending
- PRV Replacements / Repairs are pending
- Parking and park signs replacement is pending
- Heat tape meters will be turned on around November 1

VII. OLD BUSINESS

- A. Proposed Roof Surfacing – Tabled until Spring
- B. Dumpster Locks – this will be discussed when necessary
- C. Robin Asphalt – this will be discussed in the spring
- D. Concrete Repairs – this will be placed on the agenda in the spring
- E. Robin Berm Update – Mark updated the board as follows:
 - i. Construction from Fish Hawk Landing has broken through the berm. Any irrigation that has been damaged will be repaired and paid for by the construction company. All asphalt has been repaired. Some landscaping has been removed. Shane will keep an eye on the project.
 - ii. Mark and committee members met with landscape architect and explained their expectations. A bid will be provided for board approval.
- F. Speed on Bald Eagle Update – There was no update on this.

VIII. NEW BUSINESS

- A. 114 Allegra Hot Tub Request – The back patio on this unit is very small. Mark recommended that they extend their patio to place the hot tub. It does not look nice on the existing patio. There is a plat amendment that details how patios can be extended. The board will review it and make a final decision.

- B. 144 Allegra Hot Tub Request – This is a replacement hot tub. The patio has been extended on this unit, so the hot tub fits appropriately. The board approved the hot tub as requested.
- C. Signage for Angler Mountain Ranch – Deb will talk to the management company to inquire about dues payments.

IX. NEXT MEETING

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

X. ADJORNMENT

At 4:53 pm, a motion was made and seconded to adjourn. The motion carried.

Approved by:

Date: