

**THE PONDS AT BLUE RIVER HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Friday, October 16, 2020 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
Maureen McGuire
Debbie Stratton
Bruce Hill

A quorum was present.

Representing Summit Resort Group via Zoom 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 August 21 and 22, 2020 Board Meetings as presented. Bruce seconded, and the motion carried. The 2020 Annual Meeting Minutes were in the packet for review. They will be approved by Owners at the 2021 Annual Meeting.

IV. FINANCIALS

The financial report was presented as follows:

- August 31, 2020 close balance sheet reports \$39,675.55 in Operating, \$92,905.77 in liquid reserves and \$200,417.06 in 4 CD's.
- August 2020 close P & L vs. budget reports that the Association is \$25,210.62 under budget in operating expenses.
- Major areas of expense variance were discussed to include:
 - Meeting Expense - \$5,937.57 under budget
 - Internet - \$1,275.12 over budget
 - Snow Removal - \$6,207.95 under budget
 - Electric - \$6,041.60 under budget
 - General Building Maintenance - \$2,896.41 over budget
 - Grounds and Parking - \$6,512.5 under budget
 - Roof Snow Removal - \$1,600 under budget

The reserve study will be updated in the spring.

The Board will discuss the capital plan at the next meeting.

The Board approved the financials as presented.

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. 9/14/20 – Robin window replacement was approved

- B. 9/19/20 – Request to repair concrete was denied
- C. 10/9/20 – 121 hot tub replacement was 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 as complete:

- Contracted with EJ's Maintenance for snow removal
- Gutter at 162 Allegra was replaced
- Necessary stone repairs are complete
- Photocells on the lights are replaced as needed
- Received check from AMR

Pending Items – the following items were reported as pending:

- Xcel meters will be turned on November 1, 2020
- Holiday lights will be hung in December – Shane will get a price for this year and vote via email

Report Items – the following items were reported:

- There are no report items

VII. OLD BUSINESS

- A. Irrigation of Ditches – This work should be completed by next week.
- B. Dumpster Door Bid – The board discussed the bid from Sanchez Builders to enclose the dumpster with doors to keep poachers (and racoons) out. The board will meet with Shane following the meeting and vote via email.

VIII. NEW BUSINESS

- A. Eagles Nest – The board reviewed letters from Betty Schlie and Marilyn Raymond. Bruce will talk to Betty to confirm their end goal.
- B. Hot Tub Condition – Deb has emailed owners whose hot tub needs to be stained or replaced. Shane will walk around the complex to determine what needs to be cleaned off patios. Deb will contact owners if there are storage violations and will update the board at the next meeting.

IX. NEXT MEETING

The next Board of Directors meeting will be held on Friday, November 20, 2020 at 4:00 pm via Zoom.

X. ADJORNMENT

At 4:26 pm, Maureen made a motion to adjourn. Bruce seconded, and the motion carried.

Approved by: _____

Date: _____