

THE PONDS AT BLUE RIVER HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Friday, October 18, 2019 at 4:00 pm

I. CALL TO ORDER

Jay Pansing called the meeting to order at 4:02 pm.

Board members in attendance were:

Jay Pansing
Bruce Hill – via telephone
Debbie Stratton
Maureen McGuire

A quorum was present.

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

II. OWNER FORUM

Notice was posted on the website. No owners, other than board members, were present.

III. APPROVE PREVIOUS MEETING MINUTES

Maureen made a motion to approve the minutes of the August 9, 2019 Board Meeting as presented. Debbie seconded, and the motion carried.

IV. FINANCIALS

The financial report was presented as follows:

August 31, 2019 close balance sheet reports \$25,969.47 in Operating, \$88,897.36 in liquid reserves and \$153,409.23 in 3 CD's.

August 2019 close P & L vs. budget reports that the Association is \$765.82 over budget in operating expenses.

Major areas of expense variance were discussed to include:

- Meeting Expense - \$2,896.56 over budget
- Water and Sewer - \$2,579.90 over budget
- Snow Removal - \$5,177.89 under budget
- Electric - \$7,499.61 over budget
- General Building Maintenance - \$4,680.15 over budget
- Grounds and Parking - \$10,855.18 under budget (it was noted that this is under since not all landscaping bills received from Greenscapes)

The Board approved the financials as presented.

All Reserve contributions have been made this fiscal year.

All Owners are current with dues.

V. BOARD MOTIONS VIA EMAIL

Maureen made a motion to ratify the following board action that has taken place via email since the last meeting:

- A. 9/1/19 – Keep same board positions
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:

- Allegra Lane asphalt work is complete
- Light pole install is complete, and check has been received from the insurance company
- Irrigation is winterized
- Placed new Rules on the website

Pending Items – the following items were reported on as pending:

- Siloam stone replacement is pending
- Gutter clean out is pending

VII. OLD BUSINESS

- A. Angler Mountain Ranch (AMR) Letter Update – In the next couple of weeks, Jay will meet with a board member from AMR to discuss the details of the expense split for the entrance.
- B. Status of Approved Asphalt Repairs – Complete
- C. RV Request – Bruce made a motion to deny this request. Maureen seconded, and the motion carried. Deb Borel will let the owner with the request know that it was denied.
- D. Seeding in Ditches – This will be tabled until spring

VIII. NEW BUSINESS

- A. Snow Plowing – Maureen made a motion to hire Emore to provide snowplow services for the 2019-20 season. Debbie seconded, and the motion carried.
- B. Xcel Meters will be turned on November 1, 2019
- C. Smoking – this discussion will be tabled until spring.

IX. NEXT MEETING

The next Board of Directors meeting will be held on Friday, November 15, 2019 at 4:00 pm.

X. ADJORNMENT

At 4:30 pm, Maureen made a motion to adjourn. Debbie seconded, and the motion carried.

Approved by:

Date: