

**THE PONDS AT BLUE RIVER HOMEOWNERS' ASSOCIATION  
BOARD OF DIRECTORS MEETING  
October 21, 2022 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  
Bruce Hill  
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. Chris thanked Shane for his help with a high smoke detector. Notice was posted on the website.

**III. APPROVE PREVIOUS MEETING MINUTES**

Kelly made a motion to approve the minutes of the September 16, 2022 Board Meeting as presented. Paul seconded, and the motion carried.

**IV. FINANCIALS**

The financial report was presented as follows:

August 31, 2022 close balance sheet reports \$38,734.18 in Operating, \$262,871.67 in liquid reserves and \$201,090.15 in CD's.

August 2022 close P & L vs budget reports that the Association is \$5,792.72 under budget in operating expenses.

Major areas of variance include:

- Meeting Expense - \$2,366.26 under budget
- Management Fees - \$4,014.00 over budget
- Insurance - \$5,308.91 over budget
- Water and Sewer - \$1,454.77 over budget
- Cable - \$1,236.83 over budget
- Trash Removal - \$1,283.04 over budget
- Snow Removal - \$7,015.10 under budget
- Electric - \$2,997.95 under budget
- General Building Maintenance - \$15,300.00 over budget
- Supplies and Materials - \$1,036.39 under budget
- Plumbing and Heating - \$2,002.00 under budget
- Grounds and Parking - \$16,162.01 under budget
- Roof Snow Removal - \$1,600 under budget

All Reserve contributions have been made this fiscal year.

The HOA will not have a large operating surplus as in past years.

Bruce explained to the board that the Edward Jones CD statement reports a lower balance than we started with. Their statement value floats from quarter to quarter. As interest rates increase, the balance decreases. Bruce explained that SRG accounting could place on it the monthly balance sheet as the amount when the CD was opened or they can reflect the actual statement amount. Until the CD matures, the balance will fluctuate. Kelly suggested that the HOA continue recording it the way it has been done. SRG will shop the market for current rates when this CD expires.

#### **V. BOARD MOTIONS VIA EMAIL**

Kelly made a motion to approve the following actions that have been made via email since the last board meeting.

- 10/09/2022 – approval of bug guard
- 10/09/2022 – approval of window request at 174 Robin
- 10/14/2022 – approval to install white Christmas lights at the entrance

Bruce seconded, and the motion carried.

#### **VI. OLD BUSINESS**

A. Robin Berm Update – Kelly reported on the summary email that he sent to the board prior to the meeting. The email summary is as follows:

- At the last Ponds HOA Board meeting, the board approved a rough budget of approx. \$20K towards the improvement of the Berm area between Robin Drive and the new development at FishHawk Landing.
- Below is a new estimate from Greenscapes that totals over \$48K.
- After meetings/consultations between Jamie Mcluskie (Landscape Architect), Anita McSwain (Chair of Berm Committee), her husband Randy, Tim Coen (Greenscapes), we propose the following:

Priorities:

1. Irrigation – this must be done properly for long term purposes \$8,829 and to allow proper hook-up for phase 2
2. Landscaping including rototiller, removal of debris, topsoil \$14,865 (\$11,700 + \$3,165) (this is 1/2 the previous estimate due to decision to only landscape barren area and where irrigation needed and leave existing wild grass area as is)
3. Hand sprayer seeding of wildflower/grass mix \$1,000

**Total is \$24,694**

Additional priorities would include:

4. Boulders to protect areas from being damaged by snow plows \$1,500
  5. 8' Spruce trees to fill in site line areas impacted by construction \$1,400
- Efforts continue to look at ways to reduce costs by providing volunteer hours for removal of existing debris, spreading topsoil, etc. with hope any savings could go towards additional priorities above.

Jay is in favor of approving this project. Paul made a motion to approve the project. Kelly seconded, and discussion ensued. Bruce stated that the HOA needed to decide at a later point whether to pay the expense from operating or reserves. After discussion, the motion carried.

- B. Updated Rules with Attorney Comments – These were placed on the website and links will be sent to owners.

**VII. NEW BUSINESS**

- A. FHL Irrigation Invoice – Jay will speak to Steve Lunny and tell him that the irrigation repair does not service any Ponds land. It services the three islands, which FHL benefits as well. Jay will also tell Steve that all broken fencing needs to be replaced and any affected landscaping be repaired. Paul stated that all HOA's should be sharing the expenses of the entry area. Kelly and Jay will work together on this.
- B. Roof Repairs – This will be paid from reserves. Only the necessary items will be repaired this year. Paul made a motion to hire Northwest Roofing to complete any necessary repairs to the roof this fall. Bruce seconded, and the motion carried.

**VIII. NEXT MEETING**

The next Board of Directors meeting will be held on Friday, November 18, 2022, at 4:00 pm via Zoom.

**IX. ADJORNMENT**

At 4:53 pm, Bruce made a motion to adjourn. Kelly seconded, and the motion carried.

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Approved by:

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Date: