

THE PONDS AT BLUE RIVER HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
Friday, November 19, 2021 at 4:00 pm

I. CALL TO ORDER

Jay Pansing called the meeting to order at 4:04 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, Anita McSwain, was present. She stated that the owners on Robin want a natural look on Robin and will add comments when Mark presents during Old Business.

III. APPROVE PREVIOUS MEETING MINUTES

Paul made a motion to approve the minutes of the October 15, 2021 Board Meeting as presented. Kelly seconded, and the motion carried.

IV. FINANCIALS

There is no current financial update.

V. BOARD MOTIONS VIA EMAIL

There have been no actions via email since the last board meeting.

VI. MANAGING AGENTS REPORT

The following Manager's Report was given:

Completed / Pending / Report Item

- Holiday lights on median trees is pending – The price to install and remove Christmas lights on the entrance median trees is \$2,765. There are 13 trees total that will be lit. Paul made a motion to accept the proposal as presented. Mark seconded, and the motion carried. Beginning in January 2022, the dues for Angler Mountain Ranch will increase by ½ of the increase to install and take down the lights. Adjustments to AMR billing will be made in January 2022. The board discussed including Silver Trout and Fish Hawk Landing into the entry maintenance agreement. This will be placed on the agenda for the March board meeting.
- Gutter cleaning is complete
- PRV Replacements / Repairs are beginning today
- Parking and park signs replacement are on order

- Heat tape meters have been turned on

VII. OLD BUSINESS

- A. Proposed Roof Surfacing – Tabled until Spring
- B. Robin Asphalt – this will be discussed in the spring
- C. Concrete Repairs – this will be placed on the agenda in the spring
- D. Robin Berm Update
 - i. Mark shared a Power Point Presentation detailing the two phases and an overview of the landscape proposal. The proposal has landscape materials similar to what Fish Hawk Landing is using. The architect will be asked to create a single quote for both phases and include cost estimates as part of the proposal. This will be discussed at the next board meeting.
- E. Speed on Bald Eagle Update – There was no update on this.
- F. 114 Allegra Hot Tub Request – Jay spoke to the owner regarding the placement of the hot tub. Armando Sanchez is able to prepare and pour concrete for owner of 114 Allegra next week if interested. Jay will speak to the owner and let him know. If the owner does not want to pour the concrete until summer of 2022, the hot tub may not be placed until then.
- G. AMR Dues – They are paying dues quarterly. SRG has told them that paying them quarterly is fine, but they must pay in advance instead of in arrears to avoid late fees.

VIII. NEW BUSINESS

- A. There was no New Business to discuss.

IX. NEXT MEETING

The next Board of Directors meeting will be held on Friday, January 21, 2022 at 4:00 pm via Zoom.

X. ADJORNMENT

At 5:00 pm, a motion was made and seconded to adjourn. The motion carried.

Approved by:

Date: