

**THE PONDS AT BLUE RIVER HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
Friday, November 20, 2020 at 4:00 pm**

**I. CALL TO ORDER**

Jay Pansing called the meeting to order at 4:11 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 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 October 16, 2020 Board Meeting as presented. Bruce seconded, and the motion carried.

**IV. FINANCIALS**

The financial report was presented as follows:

- September 30, 2020 close balance sheet reports \$44,975.65 in Operating, \$101,400.17 in liquid reserves and \$200,979.95 in cash clearing. Bruce made a motion to move the \$200,000 that is sitting in cash clearing into move to a 6-month CD. Maureen seconded, and the motion carried.
- September 2020 close P & L vs. budget reports that the Association is \$26,872.19 under budget in operating expenses.
- Major areas of expense variance were discussed to include:
  - Meeting Expense - \$5,937.57 under budget
  - Insurance - \$1,160.55 under budget
  - Internet - \$1,527.12 over budget
  - Snow Removal - \$6,207.95 under budget
  - Electric - \$6,088.21 under budget
  - General Building Maintenance - \$2,475.52 over budget
  - Grounds and Parking - \$7,781.48 under budget
  - Roof Snow Removal - \$1,600 under budget
- The reserve study will be updated in the spring.
- The Board approved the financials as presented.
- Operating Surplus Transfer – Maureen made a motion to transfer the operating surplus at the fiscal year-end of \$26,872.19 into Reserves. Debbie seconded, and the motion carried.

**V. BOARD MOTIONS VIA EMAIL**

Maureen made a motion to approve the following action that has taken place via email since the last meeting.

A. 10/22/20 – Doors added to dumpster enclosures was approved  
Bruce 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:

- Walk around to determine items on patios and hot tub improvement needs.  
Owners have been notified
- Xcel meters have been turned on

Pending Items – the following items were reported as pending:

- Holiday lights are being hung presently

Report Items – the following items were reported:

- There are no report items

**VII. OLD BUSINESS**

**VIII. NEW BUSINESS**

- A. Trees – Bruce met with Marilyn Raymond regarding the grant amount that the Ponds would request this year for replacing trees on the property that have died. The cost to replace the blue spruce in the median will be approximately \$1,000 for an eight-foot tree. Cost for three cottonwood trees and one chokecherry tree will be determined in the spring but are estimated to be \$800 each. The board will request the total amount from Eagles Nest in the form a grant.
- B. The board discussed flowers for 2021. This will be discussed in the spring.
- C. Christmas Bonuses – The board discussed this out of the presence of Deb and Shane. Deb, Shane and Kayla will receive a \$50 increase to their Christmas bonus.

**IX. NEXT MEETING**

The board will have a Zoom cocktail party on December 18, 2020 at 5:00 pm.

**X. ADJORNMENT**

At 4:44 pm, Maureen made a motion to adjourn. Bruce seconded, and the motion carried.

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Approved by:

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Date: