

**THE PONDS AT BLUE RIVER HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Friday, March 19, 2021 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
Bruce Hill
Paul Wardlaw

A quorum was present.

Representing Summit Resort Group 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 January 15, 2021 Board Meeting as presented. Bruce seconded, and the motion carried.

IV. FINANCIALS

The financial report was presented as follows:

January 31, 2021 close balance sheet reports \$29,403.13 in Operating, \$138,021.59 in liquid reserves and \$200,9992.27 in an Edward Jones CD.

January close P & L vs. budget reports that the Association is \$16,642.87 under budget in operating expenses.

Major areas of expense variance were discussed to include:

- Water and Sewer - \$1,911.69 under budget
- Snow Removal - \$4,359.49 under budget
- Plumbing and Heating - \$1,527 over budget
- Grounds and Parking - \$10,073.34 under budget

The Board approved the financials as presented.

Capital Items

- Garage Door Painting - \$15,052 allocated (Shane will get bids for this)
- Dumpster Concrete Base - \$4,406 allocated (Shane will let the board know if this is necessary)
- Irrigation Controllers - \$465 allocated (this will be used if needed)
- Landscape improvements, sod repairs and plantings - \$5,479 (Shane will obtain a price for hydroseeding the Allegra Lane ditches)

- Crack Fill - \$6,000 allocated (This will be completed this summer)
- Reserve Study - \$2,683 (This will be completed this summer)

V. BOARD MOTIONS VIA EMAIL

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

- 1/21/21 – 2019-20 Federal and State Tax Returns approved

Paul seconded, and the motion carried.

VI. MANAGING AGENTS REPORT

The following Manager's Report was given:

Completed / Pending / Report Items

- Photocells are being replaced as needed
- Dumpster enclosure doors are pending
- Received the grant for \$3,500 from Eagles Nest Master HOA

VII. OLD BUSINESS

- A. Tree Replacement – the cost to replace trees that have died and been removed is about \$4,200. Bruce and Jay will work together with Eagles Nest regarding a grant for this project.

VIII. NEW BUSINESS

- A. Ice buildup at 184 Robin – Shane recommended installing a drywell as a fix. Maureen made a motion to complete this work this summer. Paul seconded, and the motion carried. The board will be informed if the cost is more than \$2,000.
- B. Insurance – The board reviewed the insurance proposal from Farmers. Paul made a motion to approve the insurance quote from Farmers, including the recommend increase to \$220 per SF. Maureen seconded, and the motion carried.
- C. Tree and Weed spraying – Paul made a motion to approve the Ascent bid as presented. Bruce seconded, and the motion carried.
- D. Landscaping – It was noted that the HOA is in the second year of a three-year contract.
- E. Holiday light will be turned off and removed when weather permits.

IX. NEXT MEETING

The next Board of Directors meeting will be held on Friday, April 16, 2021 at 4:00 pm via Zoom.

X. ADJOURNMENT

At 4:28 pm, Maureen made a motion to adjourn. Paul seconded, and the motion carried.

Approved by:

Date: