

THE PONDS AT BLUE RIVER HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
Friday, May 21, 2021 at 4:00 pm

I. CALL TO ORDER

Jay Pansing called the meeting to order at 4:07 pm.

Board members in attendance via Zoom were:

Jay Pansing
Maureen McGuire
Bruce Hill
Paul Wardlaw
Debbie Stratton

A quorum was present.

Representing Summit Resort Group were Deb Borel, Kevin Lovett 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 March 19, 2021 Board Meeting as presented. Paul seconded, and the motion carried.

IV. FINANCIALS

The financial report was presented as follows:

March 31, 2021 close balance sheet reports \$19,447.80 in Operating, \$152,710.16 in liquid reserves and \$200,984.27 in an Edward Jones CD.

March close P & L vs. budget reports that the Association is \$26,702.25 under budget in operating expenses.

Major areas of expense variance were discussed to include:

- Water and Sewer - \$1,911.69 under budget
- Cable TV - \$2,079.06 under budget
- Internet - \$2,100 under budget
- Trash Removal - \$1,365.89 over budget
- Snow Removal - \$2,024.47 under budget
- Electric - \$1,795.92 over budget
- General Building Maintenance - \$2,033.10 under budget
- Plumbing and Heating - \$1,027 over budget
- Grounds and Parking - \$17,901.52 under budget
- Roof Snow Removal - \$1,600 under budget

The Board approved the financials as presented.

CD Renewal

- Current rates for 6-month CD are .05%
- A one-year rate is currently .10%
- The board agreed that if rates stay at .10%, the HOA will renew for one more year. If rates decrease, Deb will email the board for approval.

V. BOARD MOTIONS VIA EMAIL

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

- 03/23/21 – 135 Allegra Lane Windows approved
- 03/27/21 – Jet Black was approved for asphalt work
- 04/19/21 – Reserve Study bid approved
- 05/05/21 – 152 Allegra Lane Windows approved

Maureen 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 installed with keypad lock
- Gutter repairs at 162 Allegra, 150 Robin and 182 Robin
- Drainage work on 184 Robin to prevent ice buildup is pending
- Christmas lights are almost down, with the exception of a couple of high strands
- Heat tape electric meters are off for the summer

VII. OLD BUSINESS

- A. Tree Replacement – the cost to replace trees that have died and been removed is about \$4,200. Ponds will get \$2,400 grant from Eagles Nest. The timing and type of trees will be tabled for now and determined at a later meeting.
- B. Reserve Study Update – Bruce noted that the interest rate .05%. Working Capital in the amount of \$12,000 annually goes into Reserves in the current draft. Maureen suggested that the HOA have a slight dues increase annually. Paul asked about Richard's comment regarding extending the life of the roof. This will be discussed at another meeting.
- C. Annual Meeting – Deb will reserve the community center for the annual meeting and picnic. Food Hedz will cater, and Deb will obtain a preliminary menu to provide the board. The meeting will be scheduled for 11:00 and lunch will follow at 12:30. An email will be sent to owners notifying them of the time change.

VIII. NEW BUSINESS

- A. Garage Door and Dumpster Enclosure Metal Painting – The board reviewed the bids for painting. The board agreed that DR Custom would be hired to complete the painting. Deb will sign the contract on behalf of the HOA.

- B. Concrete Dumpster Base Report – Shane reported that all the dumpster enclosure concrete is in good condition and does not need to be replaced this summer. This will be pushed out three years on the capital plan.
- C. Hydroseeding Allegra Lane Ditches – The board reviewed a bid to hydroseed the ditches on Allegra Lane. Paul moved to have this work completed this summer. Bruce seconded, and the motion carried. Maureen abstained.
- D. Flower Ladies – The board discussed increasing the pay of Angel and her crew to \$25 per hour. Maureen made a motion to increase the pay. Bruce seconded, and the motion carried.
- E. Irrigation and Landscaping – The east side of Allegra needs a new irrigation clock costing approximately \$1,000.

IX. NEXT MEETING

The next Board of Directors meeting will be held on Friday, June 18, 2021 at 4:00 pm via Zoom.

X. ADJORNMENT

At 4:51 pm, Maureen made a motion to adjourn. Paul seconded, and the motion carried.

Approved by:

Date: