

**THE PONDS AT BLUE RIVER HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Friday, June 19, 2020 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
Debbie Stratton
Bruce Hill
Paul Wardlaw

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

Paul made a motion to approve the minutes of the March 20, 2020 Board Meeting as presented. Bruce seconded, and the motion carried.

IV. FINANCIALS

The financial report was presented as follows:

April 30, 2020 close balance sheet reports \$5,826.50 in Operating, \$82,867.03 in liquid reserves and \$199,786.56 in 4 CD's.

April 2020 close P & L vs. budget reports that the Association is \$29,049.60 under budget in operating expenses.

Major areas of expense variance were discussed to include:

- Snow Removal - \$4,447.95 under budget
- Electric - \$5,279.14 under budget
- Grounds and Parking - \$16,842.96 under budget
- Roof Snow Removal - \$1,600 under budget

The Board approved the financials as presented.

2020-21 Budget Review

Bruce discussed the 2020-21 proposed budget and changes with the board. Maureen made a motion to approve the proposed budget for presentation to owners. Paul seconded, and the motion carried. A reserve study update will be completed in 2021.

V. BOARD MOTIONS VIA EMAIL

Paul made a motion to approve the following actions that have taken place via email since the last meeting.

- A. 4/10/20 – Crack fill and seal coat bid approved
 - B. 5/6/20 – Hydroseeding of the ditches approved
 - C. 5/23/20 – Window replacement of 122 Robin approved
- Maureen 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:

- Stone repairs on Robin is complete – an owner of 132 Robin would like to replace stone by her driveway at her expense. She will be told that the board is looking at other options, but she has permission to replace the stone with the same stone if she wishes.
- Spring cleanup is complete
- Heat tape has been replaced where necessary
- Streetlights have been repaired
- Paint on buildings touched up where necessary

Pending Items – the following items were reported as pending:

- Crack fill and seal coat is pending

Report Items – the following items were reported:

- Xcel meters have been turned off
- Eight trees are dead in the complex – they will be removed by July 4. The trees along Allegra will be replaced with Cottonwood trees. The crabapple trees will be replaced with Canadian Reds. The trees in the pocket park will not be replaced. The dead tree in the median will be removed. It will not be cut down but dug out completely.
- Security checks are being done
- First Integrity – Deb explained a situation with First Integrity Title Company involving the closing of 170 Allegra Lane. Jay will write a letter to the Title Company and one to the Buyer. SRG will file a complaint with the insurance commission. SRG will also talk to the Buyer about doing the same.

VII. OLD BUSINESS

- A. Angler Mountain Ranch (AMR) Update – The AMR board has a scheduled board meeting in late June. The issue of monthly payments to the Ponds at Blue River for entrance maintenance and expenses is on the agenda for discussion.
- B. Irrigation of Ditches – Tim from Greenscapes will provide a bid to irrigate the ditches.

VIII. NEW BUSINESS

- A. Eagles Nest Grant Money – A grant was received from EN in the amount of \$3,500. This will be applied to the irrigation of the ditches.
- B. Snow Removal Bids – The board reviewed three snow removal bids. Maureen made a motion to approve the bid from EJ's Property Management & Maintenance Inc. Paul seconded, and the motion carried. The payment for services will be determined on an hourly basis.
- C. Annual Meeting Notice Review – The board will review the packet following this meeting, and let Deb know if there are changes. The two board members whose terms expire this year are willing to serve another term.

IX. NEXT MEETING

The next Board of Directors meeting will be held on Friday, July 17, 2020 at 4:00 pm via Zoom.

X. ADJORNMENT

At 5:08 pm, Maureen made a motion to adjourn. Bruce seconded, and the motion carried.

Approved by:

Date: