

THE PONDS AT BLUE RIVER HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
Friday, June 24, 2021 at 4:00 pm

I. CALL TO ORDER

Jay Pansing called the meeting to order at 4:02 pm.

Board members in attendance via Zoom were:

Jay Pansing
Maureen McGuire
Bruce Hill

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

Bruce made a motion to approve the minutes of the May 21, 2021 Board Meeting as presented. Maureen seconded, and the motion carried.

IV. FINANCIALS

The financial report was presented as follows:

April 30, 2021 close balance sheet reports \$10,417.40 in Operating, \$160,833.66 in liquid reserves and \$200,984.27 in an Edward Jones CD.

April close P & L vs. budget reports that the Association is \$32,880.65 under budget in operating expenses.

Major areas of expense variance were discussed to include:

- Water and Sewer - \$1,037.93 under budget
- Cable TV – \$1,837.71 under budget
- Internet – \$2,100 under budget
- Trash Removal - \$1,448.00 over budget
- Snow Removal - \$4,024.47 under budget
- General Building Maintenance – \$2,533.10 under budget
- Plumbing and Heating - \$1,027.00 over budget
- Grounds and Parking - \$20,221.52 under budget
- Roof Snow Removal - \$1,600 under budget

The Board approved the financials as presented.

2021-22 Budget Discussion – Bruce discussed the budget options with the board. The board agreed to continue to increase the contribution to Reserves. Maureen

made a motion to approve the budget that includes an increase to Operating and Reserves for presentation to owners at the annual meeting. Bruce seconded, and the motion carried.

V. BOARD MOTIONS VIA EMAIL

None

VI. MANAGING AGENTS REPORT

The following Manager's Report was given:

Completed / Pending / Report Items

- Asphalt Crack Fill is complete
- Gutter repairs are complete
- First round of weed spraying is complete
- Drainage work on 184 Robin to prevent ice build up is pending
- Painting of garage doors and dumpster enclosure metal is pending completion the week after July 4th.
- Grass in Allegra ditches is coming in and will be trimmed down by July 4th.
- Ascent Tree reported that the trees on the island may have spider mites and winter desiccation. Trees were sprayed for spider mites on June 23rd.

VII. OLD BUSINESS

- A. Tree Replacement – the cost to replace trees that have died and been removed is about \$4,200. Ponds received \$2,400 grant from Eagles Nest. The timing and type of trees will be tabled for now and determined at a later meeting. Shane will talk to Greenscapes regarding other evergreens that might be planted in the entrance islands to replace the ones that are dying. For this summer, the trees along Allegra Lane that were removed will be replaced.
- B. Reserve Study Updates –
- i. The entire sign will not need to be replaced, but only the surface. SRG will ask Roger from House of Signs what the cost is to reproduce and replace the image (the part of the sign with the lake and mountains) that is currently on the sign, since he has the original art. This may prolong the life of the sign since the image will be the first thing to fade.
 - ii. The roof product will be reviewed by the board. SRG will ask Steve how it will affect the reserve study if they decide to do this roof product.
 - iii. The final copy will be placed on the website.
 - iv. Steve will be asked to add 6.54% increase to Reserves this year.

VIII. NEW BUSINESS

- A. Concrete Repairs on Robin – this will not be done this summer. The drywell work will be done this summer to see how well it works in the winter. Concrete work is completed based on severity of damage and budget.
- B. Annual Meeting Notice – The board approved the notice as presented.
- C. The siloam stone is deteriorating in some areas on Robin Drive. SRG will obtain a bid for the work to be done. The bid will be broken down based on work all at once, or over two or three years.

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 4:40 pm, Maureen made a motion to adjourn. Paul seconded, and the motion carried.

Approved by:

Date: