

THE PONDS AT BLUE RIVER HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
Saturday, August 15, 2026 at 10:30 am

I. CALL TO ORDER

Deb Borel called the meeting to order at 10:34 am.

Board members in attendance were:

Kelly Powers
Bruce Hill
Bob Hughes

A quorum was present.

Representing Summit Resort Group was Deb Borel.

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 June 8, 2026 Board Meeting as presented. Bob seconded, and the motion carried.

IV. BOARD MOTIONS VIA EMAIL

Bob made a motion to ratify the following actions that have been made via email since the last board meeting:

- A. 07/11/2026 – Approval to remove dead willow by 146/150 Robin Drive
 - B. 07/19/2026 – Approval for Bruce's recommendation for CD's
 - C. 07/30/2026 – Approval of four-year annuity
 - D. 08/02/2026 – Approval of window replacement at 174 Robin Drive
- Kelly seconded, and the motion carried.

V. NEW BUSINESS

- A. Annual Meeting Packet Review – The board reviewed the annual meeting packet and discussed presentation.
- B. Property Management Agreement Renewal – The board reviewed the proposed property management agreement renewal. After reviewing, Kelly made a motion to approve as presented. Bruce seconded, and the motion carried.
- C. Post Annual Meeting
 - i. If the board members remain the same after the annual meeting, Bruce made a motion to appoint the following officers:
 - 1. Jay – President
 - 2. Kelly – Vice President
 - 3. Bruce – Treasurer
 - 4. Matt – Director
 - 5. Bob – DirectorBob seconded, and the motion carried.
 - ii. The board members reviewed the updated Conflict of Interest Policy and signed acknowledgements.

VI. NEXT MEETING

The next Board of Directors meeting will be held on Friday, September 18, 2026 at 4:00 pm via Zoom.

VII. ADJORNMENT

At 10:52 am, Bruce made a motion to adjourn. Kelly seconded, and the motion carried.

Approved by:

Date: