

THE PONDS AT BLUE RIVER HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
Saturday, August 16, 2025 at 10:30 am

I. CALL TO ORDER

Deb Borel called the meeting to order at 10:27 am.

Board members in attendance were:

Kelly Powers
Bruce Hill
Bob Hughes
Matt Steen

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 16, 2025 Board Meeting as presented. Matt 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. 07/02/2025 – Approval for hot tub at 126 Robin Drive
- B. 07/29/2025 – Approval for new windows at 126 Robin Drive
- C. 07/19/2025 – Approval for landscape improvements at 170 Robin Drive
- D. 08/05/2025 – Approval of concrete at 126 Robin Drive
- E. 08/15/2025 – Approval of 105 Allegra Lane window replacement

Bruce 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 review, Matt made a motion to approve as presented. Kelly seconded, and the motion carried.
- C. Collection Policy and Phone/Email Policy – After review of policies, Bruce made a motion to approve the policies as presented. Kelly seconded, and the motion carried.
- D. Gutter Cleaning – this is approved for mid-October
- E. 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 – VP

3. Bruce – Treasurer

4. Matt – Director

5. Bob – Director

Matt seconded, and the motion carried.

ii. The board members reviewed the Conflict of Interest Policy and have previously signed acknowledgements.

F. 130 Robin – landscape improvements will be completed in the spring.

VI. NEXT MEETING

The next Board of Directors meeting will be held on Friday, September 26, 2025 at 4:00 pm via Zoom. The 2026 annual meeting will be held on Saturday, August 15, 2026.

VII. ADJORNMENT

At 10:50 am, Bruce made a motion to adjourn. Kelly seconded, and the motion carried.

Approved by:

Date: