

**THE PONDS AT BLUE RIVER HOMEOWNERS' ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**Friday, August 19, 2023 at 10:15 am**

**I. CALL TO ORDER**

Jay Pansing called the meeting to order at 10:17 am.

Board members in attendance via Zoom were:

Jay Pansing  
Paul Wardlaw  
Kelly Powers  
Matt Steen  
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 July 21, 2023 Board Meeting as presented. Matt seconded, and the motion carried.

**IV. BOARD MOTIONS VIA EMAIL**

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

- 07/21/2023 – Approval of 156 Allegra storm door replacement
- 07/29/2023 – Approval of 103 Allegra window replacement
- 08/07/2023 – Approval of 130 Robin Drive window replacement

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 review, Bruce made a motion to approve as presented. Matt seconded, and the motion carried.
- C. Insurance – Kelly spoke with Kevin Lovett regarding the process of obtaining insurance bids. In late September or early October the HOA should be able to review proposals and select a company.
- D. Robin Drive Asphalt – This will be tabled until next year.
- E. Post Annual Meeting
  - i. If the board members remain the same after the annual meeting, Matt made a motion to keep the same board positions. Kelly seconded, and the motion carried.
  - ii. The board members reviewed the Conflict of Interest Policy and signed acknowledgements.

**VI. NEXT MEETING**

The next Board of Directors meeting will be held on Friday, September 15, 2023 at 4:00 pm via Zoom.

**VII. ADJORNMENT**

At 10:37 am, Paul made a motion to adjourn. Bruce seconded, and the motion carried.

---

Approved by:

---

Date: