

THE PONDS AT BLUE RIVER HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
Friday, August 20, 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

Maureen made a motion to approve the minutes of the June 18, 2021 Board Meeting as presented. Bruce seconded, and the motion carried.

IV. FINANCIALS

The financial report was presented as follows:

June 30, 2021 close balance sheet reports \$33,927.80 in Operating, \$163,867.24 in liquid reserves and \$201,059.09 in an Edward Jones CD.

June close P & L vs. budget reports that the Association is \$31,826.14 under budget in operating expenses.

Major areas of expense variance were discussed to include:

- Water and Sewer - \$1,037.93 under budget
- Cable TV - \$1,374.75 under budget
- Internet - \$2,100 under budget
- Trash Removal - \$1,578.69 over budget
- Snow Removal - \$5,599.47 under budget
- Electric - \$1,105.77 over budget
- General Building Maintenance - \$2,929.32 under budget
- Plumbing and Heating - \$1,327.00 over budget
- Grounds and Parking - \$19,127.03 under budget
- Roof Snow Removal - \$1,600 under budget

The Board approved the financials as presented.

V. BOARD MOTIONS VIA EMAIL

07/19/21 – Approval to install concrete pad at 144 Robin – This project has been cancelled or delayed, so approval has been withdrawn for now.

VI. MANAGING AGENTS REPORT

The following Manager's Report was given:

Completed / Pending / Report Items

- Drainage work on 184 Robin to prevent ice buildup is complete
- Painting of garage doors and dumpster enclosure metal is complete
- Weeding is ongoing
- Stratton window request was approved approved. The Window Replacement Policy will be changed to state that board approval must be obtained prior to ordering windows. This will be on the agenda for the next meeting.

VII. OLD BUSINESS

- A. Reserve Study Updates – The portion about roof resurfacing will be removed and the study will be adopted at the next board meeting.
- B. Proposed Roof Surfacing – This will be placed on the agenda for the February or March meeting.

VIII. NEW BUSINESS

- A. Berm – Anita McSwain was asked to chair a landscape committee for the berm. She will be given the landscape plan for Fish Hawk Landing. Maureen made a motion to form this committee with Anita as chair. Bruce seconded, and the motion carried.
- B. Trees in Median – Shane will talk to Mike (Ascent) and Tim (Greenscapes) to see if there is a way to water the trees in the winter.
- C. Annual Meeting Packet Review – The board reviewed the annual meeting packet and discussed presentation.
- D. Gutter cleaning will possibly be done this summer or fall, depending on contractor availability.

IX. NEXT MEETING

The next Board of Directors meeting will be held on Saturday, August 21, 2021 following the annual meeting. The following meeting is scheduled for Friday, September 17, 2021 at 4:00 pm via Zoom.

X. ADJORNMENT

At 4:29 pm, Maureen made a motion to adjourn. Bruce seconded, and the motion carried.

Approved by:

Date: