

**THE PONDS AT BLUE RIVER HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
Friday, August 21, 2020 at 4:00 pm**

**I. CALL TO ORDER**

Jay Pansing called the meeting to order at 4:05 pm.

Board members in attendance via Zoom were:

Jay Pansing  
Maureen McGuire  
Debbie Stratton  
Bruce Hill  
Paul Wardlaw

A quorum was present.

Representing Summit Resort Group via Zoom were Deb Borel, Kevin Lovett 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 19, 2020 Board Meeting as presented. Debbie seconded, and the motion carried.

**IV. FINANCIALS**

The financial report was presented as follows:

July 30, 2020 close balance sheet reports \$27,127.24 in Operating, \$84,242.99 in liquid reserves and \$200,417.06 in 4 CD's.

July 2020 close P & L vs. budget reports that the Association is \$31,975.83 under budget in operating expenses.

Major areas of expense variance were discussed to include:

- Snow Removal - \$6,207.95 under budget
- Electric - \$5,946.35 under budget
- Grounds and Parking - \$17,086.50 under budget (it was noted that Greenscapes has not billed for landscaping yet this summer)
- Roof Snow Removal - \$1,600 under budget

The Board approved the financials as presented.

**V. BOARD MOTIONS VIA EMAIL**

Maureen made a motion to approve the following action that has taken place via email since the last meeting.

A. 7/14/20 – Approval to email annual meeting notice to owners

Paul seconded, and the motion carried.

## **VI. MANAGING AGENTS REPORT**

The following Manager's Report was given:

Completed Items – the following items were reported as complete:

- Deep root feeding of trees is complete
- Spraying of weeds is complete
- Filed complaint with DORA regarding First Integrity Title Company and all the money owed was paid to The Ponds at Blue River.
- Gutter repairs are complete
- Loose stone reattached
- Replaced fishing lines
- Installed signs regarding parking
- Park benches were re-stained
- Dumpster enclosures were touched up where damaged

Pending Items – the following items were reported as pending:

- There are no pending items to report

Report Items – the following items were reported:

- There are no report items

## **VII. OLD BUSINESS**

- A. Angler Mountain Ranch (AMR) Update – There is no update – Jay will send another email to AMR that they need to pay the balance due or remove their sign.
- B. Irrigation of Ditches – Jay presented a bid for irrigating the ditches along Allegra. Debbie made a motion to install irrigation based on acceptable bid. Paul seconded and discussion ensued. Some of the lawn area are getting too much water and others not enough. Irrigation will be adjusted accordingly. After discussion, the motion passed with one opposed. Greenscapes will be hired to complete this project. He will be asked for a drawing to show head placement. This sketch will be sent to the board.

## **VIII. NEW BUSINESS**

### **A. Owner Emails**

- i. One owner emailed concerns regarding dumpster use by owners other than Ponds residents. Deb will ask Waste Management if they have lockable recycle totes. SRG will get a bid to place doors on the dumpster enclosure.
- ii. Owner of 152 Allegra would like a tree planted where one was removed on Allegra Lane. The tree that was removed will be replaced. The owner also asked if a couple of trees could be planted for shade between their unit and the rec path. SRG will inform the owners that they need to submit a request to the HOA with the type of tree along with the proposed locations. The owners of 152 Allegra will also be told that they must obtain written permission from all the other owners in the building before they may plant trees. If approved, the

owner of 152 Allegra will also be responsible for the cost to run irrigation to the trees.

- B. Osprey Landing (Formerly Fox Crossing) – Maureen provided an update on this project with the four options that have been presented. She stated that the wetlands will remain wetlands. The height of project will be the same as the Ponds. It appears that the current developers reviewed all the complaints that Ponds owners have had in the past, and they have made their best effort to address them from the onset. Of the three options presented, the Board would prefer option 1. None of the plans was endorsed. Option 1 will be available for owners to see at the annual meeting via screen share.
- C. Annual Meeting Packet Review – The board reviewed the meeting packet. The 2021 meeting will be held on August 21, 2021 either in person or via Zoom, COVID dependent.

**IX. NEXT MEETING**

The next Board of Directors meeting (if needed) will be held on Friday, September 18, 2020 at 4:00 pm via Zoom.

**X. ADJORNMENT**

At 5:17 pm, Maureen made a motion to adjourn. Bruce seconded, and the motion carried.

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Approved by:

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Date: