

**THE PONDS AT BLUE RIVER HOMEOWNER ASSOCIATION
ANNUAL OWNER MEETING
AUGUST 15, 2026**

I. CALL TO ORDER AND CERTIFICATION OF PROXIES

The Ponds at Blue River Homeowner Association Annual Owner Meeting was called to order at 11:09 a.m. at the Eagles Nest Community Center.

Board Members Present Were:

Jay Pansing, 120A
Kelly Powers, 112A
Bruce Hill, 107A
Bob Hughes, 122A

Homeowners Present Were:

Steve and Toni Loux, 101A	Mike and Pam Fox, 102A
Jim & Bette Schlie, 103A	Pete and Maureen McGuire, 104A
Sanford Kaiser, 105A	Deb Hill, 107A
Stefan Mokrohisky/Erin Freedman, 110A	Dianne Hughes, 122A
Mike and Connie Butler, 126A	William & Margaret Watson, 174A
Ethan and April Koehler, 176A	Tim and Katherine Hollis, 110R
Randy McSwain, 122R	Frankie Gregan/Kristen Spengler, 126R
Steve & Nanette Zeile, 136R	Dan and Lesia Hatlestad, 150R
John Schafer/Amanda Harrold, 160R	Gayle Sturdivant, 180R

Representing Summit Resort Group were:

Deb Borel, Property Administrator
Shane Car, Site Manager

Owners and Management introduced themselves.

With 20 units represented in person and 15 proxies received, a quorum was confirmed.

II. PRESIDENT'S REPORT

Jay Pansing introduced the Board and thanked them for their commitment for their service and their different aspects of contribution to Board matters. He also introduced Summit Resort Group. He reported on the following:

1. Insurance prices continue to rise, but we have had minimal increases since signing up with CAU. Gas grills are still prohibited. Electric grills are fine but no electric smokers. Kelly Powers was thanked for his work on insurance.
2. Buildings and landscaping continue to look great.
3. Roof replacement is expected to take place in 2031-32.
4. Remember that you cannot recycle plastic bags. Glass is now allowed to be recycled in the comingled totes. More allowable items are expected, so signs have not been updated.

5. Heat tape replacement is complete with the balance of \$168,000 due to be paid in January 2027.
6. The HOA received an Eagles Nest grant in the amount of \$5,000 to be applied to the Christmas lights and entrance landscaping improvements. Kelly was thanked for this work on this.
7. Any window, door or hot tub installation/replacement must be approved by the HOA.
8. The Siloam stone on Robin will be replaced when the Robin Drive asphalt is replaced in approximately 3 years.
9. Blue River Watershed Festival is scheduled for September 14 and 15, 2026.

III. APPROVE PREVIOUS MEETING MINUTES

Steve Zeile made a motion to approve the 2025 annual meeting minutes as presented. Maureen McGuire seconded, and the motion carried.

IV. FINANCIAL REPORT

- A. Bruce Hill reported the following financial report, year to date:
As of June, 2026, the association had \$134,026.44 in operating, \$233,529.52 in reserves and \$663,346.52 total in an Edward Jones CD and annuities. The Profit and Loss statement reports that the association is \$64,050.08 under budget in operating expenses. Bruce discussed the variances, current reserve plan and upcoming costs.
- B. The Owners reviewed the proposed 2026-27 Operating Budget. A 3.67% increase in dues is proposed, to fund both Operating and Reserves. The insurance budget number did not increase. Since the 2026-27 Budget was not rejected by 51% of the membership, it was deemed ratified.
- C. Operating Surplus Transfer Resolution – Dan Hatlestad made a motion to approve the Resolution authorizing the Board of Directors, at its discretion, to transfer none, some or all of any fiscal year 2025-2026 Operating Budget Surplus to the Ponds at Blue River Reserve account. Pete McGuire seconded, and the motion carried.

V. OWNER EDUCATION

Deb Borel provided information in the meeting packet regarding Owner insurance and the necessity of it. The Ponds at Blue River deductible is \$25,000. With the January 2027 renewal, the Board may consider raising the HOA deductible to \$50,000. Owners will be notified well in advance if the deductible changes. There may be the possibility of signing a 2-year insurance agreement, but that has not yet been determined. She reminded the owners present that open flame devices are not permitted on patios. Deb Borel will place the insurance coverage options on the website.

VI. BOARD OF DIRECTORS ELECTION

The terms of Bruce Hill and Bob Hughes have expired. Both have indicated their willingness to serve another term. Sandy Keiser nominated Bruce. Randy McSwain seconded. Mike Butler nominated Bob Hughes. Marty Watson seconded. With no additional nominations from the floor, both were re-elected by acclamation. The board was thanked for their continued service.

VII. OWNER FORUM

Randy McSwain noted that kids from Fish Hawk Landing had jumped over the fence onto Ponds HOA property. Fish Hawk Landing has been notified and the behavior has lessened.

VIII. NEXT ANNUAL MEETING DATE

The next Homeowner Meeting will be held on August 14, 2027 at 11:00 am.

IX. ADJOURNMENT

Mike Butler made a motion to adjourn the meeting at 12:00 p.m. Randy McSwain seconded, and the motion carried.

Approved By: _____

Board Member Signature

Date: _____