

THE BOUNDARY HOMEOWNERS ASSOCIATION

Integrated Mountain Management
1001 Grand Avenue
Glenwood Springs, Colorado 81602

970-945-7653 ext. 213
Doretta.Reuss@IntegratedMtn.com
Bob.Johnson@IntegratedMtn.com

NOTICE OF BOARD MEETING

**To be held on Tuesday, March 26, 2019 at 10:00 AM
RVR Ranch House**

Notice is hereby given that a Board Meeting of The Boundary HOA Board will be held on Tuesday, March 26, 2019 at 10:00 AM local time for the following purposes:

Board Meeting Agenda

Call to Order/Verification of Quorum (Dick)

Financial Review (Doretta or Bob)

- Review of the 2018 year-end financials
- Status of 2019 upload into Caliber
- Motion to move \$60K from Operating to Reserves, making the new Reserve Balance \$162,709.89 (Dick)

Project Review, Discussion, Action (Doretta or Bob)

- Status of New Boundary Construction (Brian Stowell)
- 2019 Painting Update
- 2019 Landscaping Update
- Insurance Update
- Dryer Vents
- Any additional 2019 projects

Declarations/CC&R (Doretta or Bob)

- Interpretation of Association Responsibilities
- Interpretation of Owner Responsibilities

Additional Business (Dick)

- Communications, Comments from Owners
- Information Manual
- Future Meeting Schedule: Annual Meeting - August 29, 2019, 3:00 PM
- Board Election at Annual Meeting

Adjourn

Executed by Integrated Mountain Management, Property Manager of The Boundary. All members are welcome to attend.

The Boundary Townhome Association, Inc.

Balance Sheet

As of December 31, 2018

02/14/19

Accrual Basis

	<u>Dec 31, 18</u>
ASSETS	
Current Assets	
Checking/Savings	
Alpine - Reserve 1188	102,709.89
Alpine - Operating 1154	73,493.62
Total Checking/Savings	<u>176,203.51</u>
Accounts Receivable	
Accounts Receivable	-13,559.37
Total Accounts Receivable	<u>-13,559.37</u>
Other Current Assets	
Undeposited Funds	698.89
Total Other Current Assets	<u>698.89</u>
Total Current Assets	<u>163,343.03</u>
TOTAL ASSETS	<u>163,343.03</u>
LIABILITIES & EQUITY	
Equity	
Reserve Fund Balance	117,044.83
Net Income	46,298.20
Total Equity	<u>163,343.03</u>
TOTAL LIABILITIES & EQUITY	<u>163,343.03</u>

The Boundary Townhome Association, Inc.
Profit & Loss Budget Performance
 January through December 2018

02/14/19
 Accrual Basis

	Jan - Dec 18	Budget
Ordinary Income/Expense		
Income		
Finance Charge Income	0.00	0.00
Homeowners' Assessments	62,965.96	62,966.00
Reserve Assessment	77,034.52	77,034.00
Bad Debt - Uncollectible Dues	-10,606.05	-63,869.00
Total Income	<u>129,394.43</u>	<u>76,131.00</u>
Expense		
Repairs & Maintenance		
Staining & Painting	10,416.00	10,000.00
Landscaping	8,660.02	3,000.00
Building Maintenance	1,300.00	3,500.00
Total Repairs & Maintenance	<u>20,376.02</u>	<u>16,500.00</u>
Contract Service		
Landscaping / Snow Removal	27,887.18	18,000.00
Total Contract Service	<u>27,887.18</u>	<u>18,000.00</u>
Administrative Costs		
Insurance		
Property	23,314.79	15,754.00
Umbrella	1,688.00	1,118.00
Directors & Officers	1,336.50	891.00
Crime	283.50	189.00
Total Insurance	<u>26,622.79</u>	<u>17,952.00</u>
Utilities		
Gas and Electric	535.35	600.00
Water	1,314.00	1,314.00
Total Utilities	<u>1,849.35</u>	<u>1,914.00</u>
Management Fees		
Property Management	6,000.00	6,000.00
Tax Prep	275.00	250.00
Legal Fees	0.00	2,000.00
Licenses and Permits	0.00	150.00
Office Expenses	131.00	200.00
Total Management Fees	<u>6,406.00</u>	<u>8,600.00</u>
Total Administrative Costs	<u>34,878.14</u>	<u>28,466.00</u>
Total Expense	<u>83,141.34</u>	<u>62,966.00</u>
Net Ordinary Income	<u>46,253.09</u>	<u>13,165.00</u>
Other Income/Expense		
Other Income		
Interest Income	45.11	
Total Other Income	<u>45.11</u>	
Net Other Income	<u>45.11</u>	
Net Income	<u><u>46,298.20</u></u>	<u><u>13,165.00</u></u>

The Boundary Townhome Association, Inc.
Profit & Loss Budget Performance
 January through December 2018

02/14/19

Accrual Basis

	Jan - Dec 18	YTD Budget
Ordinary Income/Expense		
Income		
Finance Charge Income	0.00	0.00
Homeowners' Assessments	62,965.96	62,966.00
Reserve Assessment	77,034.52	77,034.00
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Total Other Income	45.11	
Net Other Income	45.11	
Net Income	46,298.20	13,165.00



UNAUDITED

The Boundary Townhome Association
Balance Sheet
2/28/2019

Assets

Other

1000 - Boundary Alpine Operating 1154	\$94,829.13
1010 - Boundary Alpine Reserve 1188	\$102,725.37
1200 - Accounts Receivable	\$7,085.17
<u>Other Total</u>	<u>\$204,639.67</u>

Assets Total

\$204,639.67

Liabilities and Equity

Other

2500 - Deferred Assessments	\$11,083.34
3100 - Reserve Fund	\$117,044.83
3500 - Prepaid Assessments	\$10,608.68
3600 - Due to Reserves	\$9,666.66
<u>Other Total</u>	<u>\$148,403.51</u>

Retained Earnings

\$46,298.20

Net Income

\$9,937.96

Liabilities & Equity Total

\$204,639.67



**The Boundary Townhome Association
Budget Comparison Report
2/1/2019 - 2/28/2019**

	2/1/2019 - 2/28/2019			1/1/2019 - 2/28/2019			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Income</u>							
4000 - HOA Assessments-Operating	\$6,250.01	\$6,250.00	\$0.01	\$12,500.00	\$12,500.00	\$0.00	\$75,000.00
4001 - HOA Assessments-Reserve	\$4,833.33	\$4,833.33	\$0.00	\$9,666.66	\$9,666.66	\$0.00	\$58,000.00
4100 - Interest Income	\$7.88	\$0.00	\$7.88	\$15.48	\$0.00	\$15.48	\$0.00
<u>Total Income</u>	\$11,091.22	\$11,083.33	\$7.89	\$22,182.14	\$22,166.66	\$15.48	\$133,000.00
Total Income	\$11,091.22	\$11,083.33	\$7.89	\$22,182.14	\$22,166.66	\$15.48	\$133,000.00
Expense							
<u>Expense</u>							
6304 - License & Permits	\$0.00	\$0.00	\$0.00	\$0.00	\$150.00	\$150.00	\$150.00
6504 - Landscaping	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$17,000.00
<u>Total Expense</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$150.00	\$150.00	\$17,150.00
<u>General and Administrative</u>							
6008 - Management Fees	\$1,550.00	\$541.66	(\$1,008.34)	\$2,485.00	\$1,083.32	(\$1,401.68)	\$6,500.00
6009 - Office Expense	\$13.30	\$0.00	(\$13.30)	\$13.30	\$50.00	\$36.70	\$200.00
6010 - Reserve Expense	\$4,833.33	\$4,833.33	\$0.00	\$9,666.66	\$9,666.66	\$0.00	\$58,000.00
<u>Total General and Administrative</u>	\$6,396.63	\$5,374.99	(\$1,021.64)	\$12,164.96	\$10,799.98	(\$1,364.98)	\$64,700.00
<u>Income</u>							
6204 - Crime Insurance	\$0.00	\$0.00	\$0.00	\$0.00	\$189.00	\$189.00	\$189.00
<u>Total Income</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$189.00	\$189.00	\$189.00
<u>Insurance</u>							
6201 - Property Insurance	\$0.00	\$1,644.92	\$1,644.92	\$0.00	\$3,289.84	\$3,289.84	\$19,739.00
6202 - Umbrella Insurance	\$0.00	\$0.00	\$0.00	\$0.00	\$1,181.00	\$1,181.00	\$1,181.00
6203 - D & O Insurance	\$0.00	\$0.00	\$0.00	\$0.00	\$891.00	\$891.00	\$891.00
<u>Total Insurance</u>	\$0.00	\$1,644.92	\$1,644.92	\$0.00	\$5,361.84	\$5,361.84	\$21,811.00
<u>Professional Fees</u>							
6303 - Legal	\$0.00	\$0.00	\$0.00	\$0.00	\$575.00	\$575.00	\$1,150.00
<u>Total Professional Fees</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$575.00	\$575.00	\$1,150.00
<u>Repairs and Maintenance</u>							
6500 - Staining & Painting	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$15,000.00
6502 - R & M Landscaping	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,500.00
6503 - Building Maintenance	\$0.00	\$350.00	\$350.00	\$0.00	\$350.00	\$350.00	\$3,500.00
6505 - Snow Removal	\$0.00	\$750.00	\$750.00	\$0.00	\$1,500.00	\$1,500.00	\$3,000.00
<u>Total Repairs and Maintenance</u>	\$0.00	\$1,100.00	\$1,100.00	\$0.00	\$1,850.00	\$1,850.00	\$26,000.00
<u>Utilities</u>							
6700 - Gas and Electric	\$39.35	\$50.00	\$10.65	\$79.22	\$100.00	\$20.78	\$600.00
6705 - Water	\$0.00	\$116.67	\$116.67	\$0.00	\$233.34	\$233.34	\$1,400.00
<u>Total Utilities</u>	\$39.35	\$166.67	\$127.32	\$79.22	\$333.34	\$254.12	\$2,000.00
Total Expense	\$6,435.98	\$8,286.58	\$1,850.60	\$12,244.18	\$19,259.16	\$7,014.98	\$133,000.00



The Boundary Townhome Association
Budget Comparison Report
2/1/2019 - 2/28/2019

	2/1/2019 - 2/28/2019			1/1/2019 - 2/28/2019			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Operating Net Income	\$4,655.24	\$2,796.75	\$1,858.49	\$9,937.96	\$2,907.50	\$7,030.46	\$0.00
Net Income	\$4,655.24	\$2,796.75	\$1,858.49	\$9,937.96	\$2,907.50	\$7,030.46	\$0.00

Blackwolf Painting

131 n. 2nd st.

mailing: p.o. box 333

New Castle CO 81647

blackwolfpainting@gmail.com

970-930-7431

Bob Johnson

Integrated Mountain Management

Re: Painting estimate for exterior of building 8- Boundary

Thank you for allowing us the opportunity to provide you a quote on the above mentioned project. Our bid, labor and materials, in the amount of \$18,700.00 will include the following scope of work;

1. Powerwash to remove dust, dirt, debris.
2. Caulk where wood has cracked or split and where existing caulking has failed.
3. Spray and backbrush/roll all trim that is "Russet" color to match red color on building 7.
4. Mask trim and spray and backbrush/roll all siding that is "Ochre" (yellow) in color to match gray color on building 7.

Blackwolf Painting will not harm any vegetation surrounding structure. A copy of our General Liability will be available upon request and a 50% deposit on labor (\$7000.00) and all material monies (\$4700.00) for a total of \$11,700.00 required to start project.

Thank you

Vaughn Gonzales/Owner-Operator

3/22/2019

Gonzales Painting

John Gonzales
Lane
Glenwood Springs CO.
81601
704 Palmer
(970)-618-5038

455 Boundry
RVR

- Power wash the exterior of the house
- Mask off
- Apply two coats of stain (change of color)
- Paint all trim, fascia boards, and hand rails two coats
- Caulk all cracks as necessary
- Varnish doors

Material and labor

\$32,000.00

Half down to start, balance upon completion

Steve's Painting & Decorating, Inc.

Proposal

Fax (970) 876-0667
 Cell (970) 379-3509
 PO Box 1197, Silt, CO 81652

DATE
2/23/2019

NAME / ADDRESS
Integrated Mountain Group 1001 Grand Ave Suite 201 Glenwood Springs, CO 81601 Attn: Bob Johnson

		PROJECT	
		RVR 3 PLEX	
DESCRIPTION	COST	TOTAL	
RVR 3 PLEX 451, 453 & 455 1. Protect windows, concrete etc. Homeowner will remove patio furniture. 2. Apply two coats of Sherwin/Williams Super Deck solid body stain to all siding, handrails and garage doors. 3. Apply two coats of Sherwin/Williams Super Deck solid body stain in accent color to all fascia, trim, soffit trusses and skirt boards. Option: 1. Sand and apply two coats of spar varnish to front doors and frames. Add to bid \$510. This bid does not include T&G soffit. (soffit in good shape)	23,980.00	23,980.00	
This bid includes all paint, material, workmans comp and liability insurance		TOTAL	\$23,980.00

PermaScapes Unlimited, Inc.
 PO Box 1808, Carbondale 81623
 Scott@PermaScapes.biz
 www.PermaScapes.biz
 970-510-5663



2018 Maintenance Schedule
 The Boundary HOA
 c/o Keith Edquist

Service:	Frequency:	Price Per Visit / Line Total
Lawn Care		
Mow/Trim	+/-24 events: weekly, May-Oct.	\$325.00 / \$7,800.00
Fertilization	N/A	
Aeration	2 events: spring, fall	\$500.0 / \$1,000.00
Shrubs, Trees & Gardens		
Weeding / Pruning / Deadhead	By Request	
Fertilization	By Request	
Mulching	1 event: spring	\$2,000.00
Garden		
Deadhead & Weeding	6 events: monthly, May-Oct	\$450.00 / \$2,700.00
Bed Prep	By Request	
Planting	By Request	
Irrigation		
	Commercial Rate: \$8/zone	38 zones (confirm in field)
System Start-up	1 event: spring	\$304.00
Winterization/Blowout	N/A	
System Check	By Request	
Property Maintenance		
Spring Cleanup	1 event: spring	\$1,200.00 (includes dethatch)
Fall Cleanup	1 event: fall	\$900.00
Inspection	By Request	
Deer Fencing	2 events: spring, fall	\$400.00 / \$800.00
Deer Fencing Storage	By Request	\$80.00 / month (not included in total listed below)
	Total:	\$16,704.00

PermaScapes Unlimited, Inc.
 PO Box 1808, Carbondale 81623
 Scott@PermaScapes.biz
 www.PermaScapes.biz
 970-510-5663



2019 Landscape Maintenance Schedule
 The Boundary HOA
 c/o Bob Johnson

Service:	Frequency:	Price Per Visit / Line Total
Lawn Care		
Mow/Trim	+/-26 events: weekly (as needed), April-Oct.	\$360.00 / \$9,360.00
Fertilization	3 events: spring, summer, fall	\$400.00 / \$1,200.00
Aeration	2 events: spring, fall	\$550.00 / \$1,100.00
Shrubs, Trees & Gardens		
Weeding / Pruning / Deadhead	By Request	
Fertilization	By Request	
Mulching	N/A (fresh mulch applied 2018)	
Garden		
Deadhead & Weeding	6 events: monthly, May-Oct	\$500.00 / \$3,000.00
Bed Prep	By Request	
Planting	By Request	
Irrigation		
	Commercial Rate: \$8/zone	84 zones (confirm in field)
System Start-up	1 event: spring	\$672.00 (repairs extra)
Winterization/Blowout	N/A	
System Check	By Request	
Property Maintenance		
Spring Cleanup	1 event: spring	\$1,200.00 (includes de-thatch)
Fall Cleanup	1 event: fall	\$900.00
Inspection	By Request	
Deer Fencing	2 events: spring, fall	\$800.00 / \$1,600.00
Deer Fencing Storage (Off-Site)	monthly, May-Oct	\$80.00/month (\$480.00/season)
	Total:	\$19,512.00

PermaScapes Unlimited Inc.
PO Box 1808, Carbondale CO 81623
Scott@PermaScapes.biz
970-510-5663



2019 Landscape Maintenance Contract
The Boundary HOA, RVR
381-453 Boundary Ln, C'dale CO 81623
C/o Bob Johnson

CONTRACT: (381-453 Boundary Ln, 81623) (hereafter the "Property")

The Parties to this Contract agree as follows:

1. **PermaScapes Unlimited Inc.** ("PermaScapes") shall furnish and provide the necessary labor, materials, tools and equipment to provide for the Property all landscaping, irrigation, and general summer seasonal landscape upkeep/improvement services as needed throughout the season.
2. **Absent a flat-rate contract price agreement, The Boundary HOA** agrees to pay for PermaScapes' services as follows:

*\$40.00/hr: labor rate

*\$75.00/hr: irrigation technician & supervisor rate

*\$150.00/hr: after-hours/emergency irrigation tech

3. PermaScapes may provide some repetitive services such as mowing or weeding at a flat-rate, fixed contract price per visit (see attached schedule). Such service rates will be based on the aforementioned hourly rate equivalent. PermaScapes will provide a maintenance schedule listing frequency of service and price per event for each repetitive service covered by a fixed schedule.
4. PermaScapes will invoice The Boundary HOA on the 30th day of each month and will itemize any work performed during the previous thirty days plus the cost of all materials/debris. Payment is considered due within twenty (20) days of submission of invoice. Past due invoices after 30 days will accrue 15% interest, compounded monthly, plus collections & attorney's fees, until paid in full.
5. This Contract shall commence on **4/1/2019** and shall continue unless either Party terminates this Contract by providing thirty (30) days' written notice of termination, which termination can be for any reason, with cause or without cause.
6. In the event of a dispute concerning this Contract, the parties agree to attend one session of mediation before commencement of a lawsuit. In the event of a lawsuit, the prevailing party shall be entitled to recover its reasonable attorneys' fees and costs. Any lawsuit concerning this Contract shall be brought in Garfield County, Colorado.

AGREED ON THIS ___ **DAY OF** _____, **2019.**
The Boundary HOA

PermaScapes Unlimited Inc.

Authorized Agent

Scott Levine, President

4 of the Master Declaration. All proposed alterations shall first be approved pursuant to this Declaration before being submitted for approval pursuant to the Master Declaration.

If the Association desires to make any additions, alterations, changes or improvements to the exterior of any Townhome or Townhomes, or to the Common Areas, the Association shall first obtain the consent of the Development Review Committee of the Master Association pursuant to the requirements and procedures set forth in Article 4 of the Master Declaration.

3.7 Maintenance of the Townhome Community. All property within the Townhome Community, including without limitation the Lots, Townhomes, Common Areas and Limited Common Areas shall be kept and maintained in a clean and attractive condition and in good order, condition and repair.

(a) **Association Maintenance Responsibilities.** The Association shall be responsible for (i) maintaining and repairing the structural elements and roofs of all Buildings, (ii) landscaping and maintaining the landscaping on any portion of the Lots lying between the lot lines and the Buildings, (iii) maintaining (including snowplowing), repairing, and altering and improving when necessary or desirable, all Common Areas (including Limited Common Areas), including without limitation landscaping, irrigation and drainage systems, water features, streets, driveways, parking areas, sidewalks, walkways, and common lighting and utilities, (iv) maintaining and repairing common utility lines within Townhome Lots, and (v) maintaining, repairing, improving, painting, staining or other resurfacing when necessary of the exterior portions of all Buildings, including the exterior doors, windows, decks, balconies, porches and patios of the Townhomes. No individual Lot Owner shall have any right to do any of such things without the express prior written consent of the Board of Directors. The Association shall have the sole discretion to determine the time and manner in which the above-described maintenance and improvements shall be performed, as well as the color or type of materials used.

If the need for such maintenance or repair results from the willful or negligent act of or from damage or destruction caused by an Owner or Occupant, the Board of Directors shall have the right to perform such maintenance or repair and to levy and collect a Reimbursement Assessment upon the Owner and the Owner's Lot for the costs and expenses incurred by the Association in connection therewith. Maintenance and repair of Limited Common Areas shall be charged to the Owners entitled to use such Limited Common Areas.

(b) **Owner Maintenance Responsibilities.** Each Owner shall be responsible for maintaining, repairing and improving as necessary all interior elements and features of the Owner's Townhome including interior non-supporting walls, ceilings, floors, improvements, fixtures, equipment, appliances and appurtenances, and for replacing broken window panes. In addition, each Owner shall be responsible for any damage to other Townhomes or Common Areas resulting from the Owner's failure to perform or negligent performance of the Owner's maintenance and repair responsibilities as set forth herein. Each Owner shall perform the Owner's maintenance and repair responsibilities in such manner as shall not unreasonably disturb or interfere with other Owners or Occupants.

If an Owner fails to perform any such maintenance or repair obligations within 10 days following receipt of a written notice from the Board of Directors requesting the same, the Board of Directors shall have the right to enter upon the Townhome of the Owner to perform such obligations on the Owner's behalf and to levy and collect a Reimbursement Assessment upon the Owner and the Owner's Lot for the costs and expenses incurred by the Association in connection therewith.

(c) **Standard of Care.** The Association and the individual Lot Owners shall each use a reasonable standard of care in performing their respective maintenance, repair and upkeep responsibilities so that the entire Townhome Community will reflect a pride of ownership. All repairs and replacements

within the Townhome Community shall be substantially similar to the original construction and craftsmanship and shall be of first-class quality.

(d) Emergency Maintenance and Repair. Notwithstanding any other provisions of this Section 3.9, in the event of an emergency or the sudden occurrence of unanticipated conditions which threaten the health, safety or physical well-being of persons or property within the Townhome Community, the Board of Directors shall have the authority (without any notice being required) to take whatever remedial action and to undertake such maintenance, repairs and improvements as may be necessary anywhere in the Townhome Community to protect persons and property.

(e) Maintenance Easements. The Association and the Board of Directors and their respective agents, employees and contractors are hereby granted perpetual, non-exclusive easements to enter upon the Lots and Townhomes and Limited Common Areas as may be necessary or appropriate to perform the maintenance, repair and improvement responsibilities and rights described in this Section 3.7.

3.8 Compliance with Laws. No Owner or Occupant shall do any act or cause or permit anything to be done or kept in or upon its Lot or any Common Areas which would be in violation of any federal, state, city or other law, ordinance, regulation or code of any governmental body having jurisdiction, or of any rule or regulation promulgated by the Association, or of any provision of this Declaration, or which would result in the increase of, or cancellation of, insurance maintained by the Association.

3.9 Residential Use; Parking. Each Townhome shall be occupied and used only for single-family residential purposes. No business, professional or other non-residential or commercial use shall be made of any Townhome, or conducted in any Townhome, excepting in-home businesses or occupations which do not involve employees other than Owners, the solicitation or invitation of the general public, or the servicing of customers, and which activities are conducted entirely within the Townhome and do not cause any additional traffic or parking within the Townhome Community or otherwise create a nuisance for neighboring Townhomes or the Townhome Community. In two-bedroom Townhomes with one-car garages, the garages must in fact be used for the parking of a motor vehicle, and only the leftover space (if any) may be used for storage.

3.10 Unsuitability; Sporting Equipment; Clothes Drying. Decks, patios, balconies, porches, and Limited Common Areas shall not be used for storage of personal property of any kind, and nothing shall be placed on or in windows or doors or otherwise on the exterior of Townhomes which create an unsightly appearance. Sporting equipment (e.g., skis, snowboard, bikes, mountain bikes, kayaks, etc.), must be stored completely inside the Townhomes and shall not be allowed to remain outside except when in actual use. No laundry or wash shall be dried or hung outside anywhere within the Townhome Community.

3.11 Association Landscaping. All landscaping within the Townhome Community shall be the responsibility of the Association, and no Owner or Occupant shall perform any landscaping activities within the Townhome Community (including without limitation the planting, grooming or removal of grass, trees, bushes or other vegetation, or the planting or tending of gardens) without the express prior written approval of the Board of Directors.

3.12 Right of Entry. During reasonable hours and upon reasonable notice to the Owner or Occupant of a Townhome, any member of the Board of Directors, and any authorized representative thereof, shall have the right to enter upon and inspect any Townhome, except for any Townhome that is in fact occupied (which shall require the permission of the occupant except in the case of emergency, as provided in Section 5.4 below), for the purpose of ascertaining whether or not the provisions of this Declaration or of the Master Declaration have been or are being complied with and such individuals shall not be deemed guilty of trespass by reason of such entry.

Take
phone

Board Meeting Agenda

Call to Order/Verification of Quorum (Dick)

Financial Review (Doretta or Bob)

- Review of the 2018 year-end financials
- Status of 2019 upload into Caliber
- Motion to move \$60k from Operating to Reserves, making the new Reserve Balance \$162,709.89 (Dick)

Project Review, Discussion, Action (Doretta or Bob)

- Status of New Boundary Construction (Brian Stowell)
- 2019 Painting Update *oil or H₂O?*
- 2019 Landscaping Update
- Insurance Update
- Dryer Vents *Dec 31? (b) Each owner shall be responsible for maintaining all interior elements incl. appliances.*
- Any additional 2019 projects (Erect 'Boundary' sign?)

Declarations/CC&R (Doretta or Bob)

- Interpretation of Association Responsibilities
- Interpretation of Owner Responsibilities

Additional Business (Dick)

- Communications, Comments from Owners
- Information Manual
- Future Meeting Schedule Annual: 3 p.m. Aug. 29, 2019
- Board Election at Annual Meeting

Adjourn

Executed by Integrated Mountain Management, Property Manager of The Boundary. All members are welcome to attend.