

The Boundary Homeowner's Association

C/o Silver Mountain Properties
326 Hwy 133, #120, Carbondale, CO 81623
(970) 963-4900

Notice of Annual Meeting 2021

October 20, 2021

Dear Boundary Property Owner/s:

The 2021 Annual Meeting of The Boundary Homeowners' Association has been scheduled as follows:

Date : **Thursday, November 11th, 2021**
Time : **3pm**
Location : **RVR Conference Room**

Your meeting pack includes of the following:

1. NOTICE OF ANNUAL MEETING
2. ZOOM INVITE
3. PROXY
4. PREVIOUS ANNUAL MEETING MINUTES
5. AGENDA FOR ANNUAL MEETING
6. BALANCE SHEET
7. BUDGET 2022

Remember it is important that there be a quorum at the meeting, so please plan to attend. If you cannot attend, please fill out a proxy form and send it to Silver Mountain Properties by no later than November 9th, 2021, via mail or email (nadia@smprop.com).

Sincerely,

The Silver Mountain Properties Team

For and on behalf of THE BOUNDARY HOA

Silver Mountain Properties is inviting you to a scheduled Zoom meeting.

Topic: The Boundary Annual Meeting

Time: Nov 11, 2021 03:00 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/87242779786?pwd=ZGYxekNrRlRYZW1PQnBib2JOWDdOZz09>

Meeting ID: 872 4277 9786

Passcode: 191129

One tap mobile

+16699006833,,87242779786#,,,,*191129# US (San Jose)

+12532158782,,87242779786#,,,,*191129# US (Tacoma)

Dial by your location

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

Meeting ID: 872 4277 9786

Passcode: 191129

Find your local number: <https://us02web.zoom.us/j/87242779786?pwd=ZGYxekNrRlRYZW1PQnBib2JOWDdOZz09>

THE HOMEOWNER'S ASSOCIATION OF THE BOUNDARY HOA

PROXY

The undersigned hereby appoints:

Tom Cooney Carl Hostetter Elaine Grossman

or _____,

as the undersigned's proxy, with full power of substitution, to attend the Annual Meeting of the members of the Homeowner's Association of The Boundary HOA to be held at the RVR Conference Room on Thursday, November 11th, 2021 at 3pm, and any adjournments thereof, and to vote thereat the number of votes which the undersigned would be entitled to vote on any question, proposition or resolution, with all the power the undersigned would possess if present in person.

Receipt of Notice of the Annual Meeting of the Members is hereby acknowledged.

THIS PROXY IS SOLICITED BY THE BOARD OF DIRECTORS OF THE BOUNDARY HOA.

Signature of Owner

Date

Print Name

Address

Note: All Proxy's must be sent to SMP for verification by no later than November 9th, 2021 to nadia@smprop.com or by mail at SMP, 326 Hwy 133, Ste 120, Carbondale, CO 81623.

THE BOUNDARY AT RVR TOWNHOME ASSOCIATION ANNUAL MEETING OF THE MEMBERS

MINUTES

(Draft - not approved)

Thursday, August 27, 2020 at 3:00 PM
Virtual Meeting Held by Zoom

I. Roll Call:

The Annual Meeting of the Members was called to order at 3:10 PM. A quorum was met as over 20% of the owners were present or represented by proxy. Also present were Bob Johnson and Lindsay Rosenfeld of Integrated Mountain Management.

II. Approval of 2019 Annual Meeting Minutes

Cathy Cooney motioned for approval of the 2019 Annual Meeting minutes, seconded by Elaine Grossman, and unanimously approved.

III. Reports of Officers

Elaine Grossman (treasurer) reported the following:

- Gardening improvements were made to the island areas. Cathy Cooney was thanked for her work in this volunteer effort.
- A tree removal project is being coordinated for submission to the RVR Design Review Committee in the next few weeks.
- The membership is in favor of a monument sign at the entry. Final approval and design by the sign committee will be submitted to the Board.
- The lack of street identification on the south entrance was mentioned. Integrated will check with the Town to determine responsibility.

Dick Heinz (president) provided a written report, attached Exhibit A.

IV. Report of Manager

Bob reported that as of 7/31/20 the Boundary had \$53,878.09 in the Operating account and \$200,456.43 in the Reserve account. Year to date income is in line with the budget, with \$40,507.21 income over expenses. Building painting was budgeted for \$36K this year but completed last year, leaving this as an unused expense.

V. Report of Developer

Brian Stowell reported that the lot 11 is complete and plans have been approved by RVR Master and underway for development of lot 3 for construction in 2021. The membership thanked Brian for his work and collaboration in the Boundary development.

VI. Ratification of 2021 Budget

The 2021 Budget was presented to the membership as approved by the Board. It was proposed to keep assessments at the existing amount and continue to fund reserves with \$38K for the year. With the absence of veto, the 2021 Budget was ratified by the membership.

VII. Election of one (1) Board Member

The position held by Dick Heinz was available for election. Dick decided not to run again and was thanked for his years of service to the Boundary.

Polly Whitcomb nominated Carl Hostetter for the open Board position, and the action carried by acclamation.

VIII. Unfinished Business

- It was reiterated that changes to the exterior require approval of both the Boundary and RVR Master association. Discussion followed that the Boundary has an approved design for sun shades (435 Boundary Lane was cited as an approved example).
- Exterior building maintenance was discussed. It was clarified that the HOA handles structural exterior repairs (e.g., gutters) and the owners are responsible for fixtures (e.g., sconces).
- Curbs and street gutters were discussed as to additional need. This will be reviewed with the developer.
- A reallocation amendment will be pursued for the Boundary's added developments.

IX. New Business

No new business was brought forth by the membership present.

X. Adjournment

With no further business brought forth by the membership, the meeting was adjourned at 5:10 PM.

THE BOUNDARY HOMEOWNERS ASSOCIATION

ANNUAL MEETING AGENDA

Thursday, November 11th, 2021 at 3pm (MST)

Location: RVR Conference Room

AGENDA

- 1. Call to Order / Roll Call and counting of proxies.**
- 2. Verification of Quorum**
- 3. Approval of 2020 Annual Meeting Minutes**
- 4. Financial Reports & Budget 2022**
- 5. Membership Questions & Answers**
- 6. Board Members / Directors Election**
- 7. Adjournment**

The Boundary Association
Balance Sheet
As of August 31, 2021

	<u>Aug 31, 21</u>
ASSETS	
Current Assets	
Checking/Savings	
Alpine Bank Operating	46,782.49
Alpine Bank Reserve	238,985.19
Total Checking/Savings	<u>285,767.68</u>
Accounts Receivable	
Accounts Receivable	-6,196.06
Total Accounts Receivable	<u>-6,196.06</u>
Total Current Assets	<u>279,571.62</u>
TOTAL ASSETS	<u><u>279,571.62</u></u>
LIABILITIES & EQUITY	
Equity	
Opening Balance Equity	259,604.67
Reserve Account Interest	15.22
Unrestricted Net Assets	1,141.10
Net Income	18,810.63
Total Equity	<u>279,571.62</u>
TOTAL LIABILITIES & EQUITY	<u><u>279,571.62</u></u>

The Boundary HOA			
Budget 2022			
	Jan - Aug '21	2021 BUDGET	2022 BUDGET
Income			
HOA Dues			
Late Fees / Penalties	30.48		
Operating Assessment	70,868.94	94,495.08	94,495.08
Reserve Assessment	9,628.50	38,505.00	58,455.00
Total HOA Dues	80,527.92	133,000.08	152,950.08
TOTAL Income	80,527.92	133,000.08	152,950.08
Expense			
Administration			
Legal		1,150.00	1,150.00
Licences & Permits	20.00	150.00	100.00
Management Fees	6,662.64	8,160.00	8,640.00
Office Supplies & Postage	141.83	400.00	385.08
Professional Fees	2,225.00		3,000.00
Tax Returns		350.00	400.00
Total Administration	9,049.47	10,210.00	13,675.08
Bank Click Pay Fees	62.70		
Insurance Expense	14,780.67	24,015.08	26,500.00
Repairs & Maintenance			
Landscape contract	47,731.40	21,595.00	33,000.00
Painting		21,140.00	
Project landscaping		3,000.00	10,000.00
R & M Supplies	1,257.68	5,400.00	2,000.00
R & M	947.50	2,415.00	3,000.00
Reserve Study	1,849.25		
Snow Removal	3,657.50	3,600.00	3,600.00
Total Repairs and Maintenance	55,443.33	57,150.00	51,600.00
Reserve Transfer	(19,252.50)	38,505.00	58,455.00
Utilities			
Gas & Electric	319.62	720.00	720.00
Water / Irrigation	1,314.00	2,400.00	2,000.00
Total Utilities	1,633.62	3,120.00	2,720.00
TOTAL Expenses	61,717.29	133,000.08	152,950.08
Net Income	\$ 18,810.63	\$ -	\$ -