

# **The Boundary Association**

## **ANNUAL MEETING OF MEMBERS**

August 31, 2017  
3:00 p.m. RVR Ranch House

### **RECORD OF PROCEEDINGS**

The meeting was called to order at 3:00 PM

Attendance: Director Richard Heinz and Director Mike Lacy; Director Pam Tweed was unable to attend. Bill and Barbara Hoover, Connie and Magne Nostdahl, Polly Whitcomb, Tom Cooney, Nancy Ball, Nancy Dever, Morgan Warth, Tom Passavant. Attending by proxy were owners Laura Cofield and Susan Hammon, with proxies held in favor of President Dick Heinz. Also in attendance were Manager Edquist/EMRE LLC, Werner Neff, tenant and proxy holder of owner Thelma Bratten, and Kristina Mace, tenant of owner Chris Mile.

Notice and Quorum: Mr. Edquist said proper notice of the meeting had been mailed and that a quorum of 12 owners (out of 18 eligible to vote) was present either in person or by proxy to do the association's business. Minutes from the 2016 annual meeting were approved with no additions or corrections.

President's Report: President Heinz introduced the present Board members: Dick Heinz, President, Pam Tweed, Vice President and Secretary, Mike Lacy, Treasurer. Dick's term is at an end, with Mike having two years remaining, and Pam one year. He said operational/oversight responsibilities had been given to Mike for painting, and Pam for landscaping. He said a small garden at the fenced foundation on Lot 7 had been proposed and paid for and planted by Pam Tweed, with the approval of the master association and the lot owner. She is taking care of the plantings there.

There followed some questions and requests regarding landscape, specifically trees lifting asphalt in the 393 driveway, dead and removed and dying aspens at 493, and an aspen that needs removal or pruning at 423 to allow sunlight into that townhome. President Heinz said the association had asked a local gardener with the proper expertise to look into the overall landscape plantings in the Boundary and to advise the Board as to what might stay, be removed or replaced etc. in order to improve the appearance

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and be maintainable into the future. These matters are to be given consideration along with other professional recommendations.

Treasurer's Report-Director Mike Lacy indicated that the Boundary should have about \$90k collected towards capital reserve expenses at the end of this fiscal year, which he stated was about 70 percent of full funding. He said the reserve study indicated Boundary should be putting aside about \$38k per year towards future expenses (major items are roofs and asphalt), but over each of the last 2 years Boundary has only been able to set aside \$18k.

He said estimates of the roof life on buildings on lots 1 and 2 could be 5 to 10 years, and that those buildings, plus the building on lot 4, will need preventative maintenance soon. With this in mind, Mr. Lacy felt it important to begin funding reserves at a faster rate, and therefore the 2018 budget proposes a \$13k net income figure, which will become the 2018 reserve contribution. Until dues start getting paid on the 5 lots with no complete buildings, the Board's proposed 5% dues increase for 2018 will generate \$3k of this \$13k. He felt this was still inadequate, and said he would continue to investigate costs and utilize the reserve study. Crack sealing of asphalt is planned for this fall, and seal coating for the spring of 2018.

Owner Bill Hoover suggested there might be a committee to review the reserve study and examine its costs and assumptions. He felt the roof lives could be extended for 5-10 years beyond their predicted replacement dates by preventive maintenance and regular repairs. President Heinz said Mr. Lacy was presently a 'committee of one', but would welcome assistance with this work. No action was taken beyond this discussion in regard to forming a committee.

President Heinz then introduced Manager Edquist.

Manager's report: Keith recapped some projects from the previous fall, this spring and summer, and plans for staining of the building on lot 6 later this coming month. The building on Lot 5 will be stained next summer. A solid body stain is being used now. This will result in a longer period of time (about 6 years instead of about 3 years) between staining each building, resulting in reduced association expense in that category. He said gutter cleaning will be done again this fall, and that there were no damages to gutters from ice fall. He said an inspection had been made of the 'critter

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proofing' done on the gables of the buildings, and that all appear secure against the invasion of pigeons and raccoons.

The roofs were inspected by two roofing contractors with no large issues-discovered. One of these also provided estimated expense for cedar roof replacement by asphalt on the older buildings (\$45,000) and expected remaining life (5-10 years). Keith said deer fence was removed in May and will be replaced again this fall. Pruning of shrubs has been completed, but there are some larger trees which require attention from a tree service. Some of this work has been done both this year and last. He asked owners to let him know of any such issues with overgrowth or loss of views.

He said the flower beds are to be cut back in fall, and leaves removed from the grounds. Shredded mulch will be renewed next year in all the shrub and flower beds. He said it was difficult to know and satisfy all owners in regard to flower beds, as varying degrees of help are asked for. He asked that owners make clear whether they wish to take care of their own flower beds or expect the association landscapers to do so.

In respect of snow removal, Keith said he was pleased overall with the vendor last winter. That vendor uses smaller vehicles more suitable to the tight quarters of the Boundary driveways. He asked owners to please keep vehicles parked so that plows have room to maneuver, and not to use salt on the concrete driveways. There is a need for snow storage areas, so please advise if you have a problem or an area you do not wish to have used for this.

The landscape contractor was new this year, and was last year's snow contractor. This company, Aspen Grove, is also the primary RVR landscape contractor. He thought they took too long to get up to speed with landscaping, as they were still solving problems in late July, early August.

There was a program this year to improve overall tree health, by root feeding and spraying trees for endemic diseases. Some aspen and an ash tree had problems such as oyster scale, cytosporus, poplar borer etc. One aspen tree was removed, and was replaced with an Autumn Blaze Maple. That tree is being watered in by the adjacent townhome owner. There was also weed control done by a licensed applicator this summer, and there were fewer thistle issues this year.

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In conclusion, he said repairs to stone patios were recently completed, and that road base was graded into the gravel area at the fenced foundation (Lot 7) to address puddles and low spots there. The grass in front of the fenced foundation on Lot 7 is still being watered manually.

Election of Director: President Heinz's most recent term being at an end, he called for nominations from the members. Bill Hoover was quick to nominate Mr. Heinz., who-lacking another nomination-said he would serve another Board term. Mr. Heinz was therewith elected to the Board for a 3 year term by acclimation. This leaves Mr. Heinz with three years yet to serve (until 2020), and Director Tweed with 1 year (2018); Mr. Lacy's term will end with the annual meeting of 2019.

Old Business: None

New Business: The proposed budget approved by the Directors was provided in the meeting materials, and lacking further discussion beyond that noted above in the Treasurer's report, is noted here as the approved 2018 Boundary budget.

## Adjournment

There being no further business to come before the Board or ownership, the meeting was adjourned at 4:00 p.m.

Respectfully submitted,

Keith M. Edquist  
Edquist Management and Real Estate, LLC  
Secretary to the Meeting

The Boundary Association, Inc.

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Dick Heinz-President