



BOARD OF DIRECTORS
MEETING

JANUARY 27, 2022, AT 3:30 PM
RVR RANCH HOUSE CONFERENCE ROOM



EXECUTIVE BOARD MEETING

Thursday, January 27, 2022 at 3:30 p.m.

RVR Ranch House Conference Room and Zoom Meeting

Executive Board of Directors

Tom Cooney, President
Nancy Dever, VP & Secretary
Carl Hostetter, Treasurer

Silver Mountain Properties

Bill Crowley
Kari Crowley
Nick Cova

Homeowner Attendees

I. Call to Order- Establish Quorum

II. Approval of the Minutes

Approval of meeting minutes of the Annual Meeting held on November 17, 2021.

III. Approval of the Consent Agenda

- Snow Removal Contract (Silver Mountain Properties)
- Issued Landscaping Contract RFPs
- Issued Exterior Painting RFPs
- Parking Violations (Addressed by Property Manager)

IV. Old Business

Reallocation Amendment (Recorded 11/29/2021)

V. New Business

- Capital Reserve
- Allocated Interest of Units

VI. Public Comment

VII. Adjourn



THE BOUNDARY ASSOCIATION

Minutes of Annual Homeowners Meeting

November 11th, 2021

The Boundary Association Annual Meeting was held at the RVR conference room and via Zoom at 3pm.

1. Call to order / Counting of proxies:

Owner / agents present:

- | | | |
|----------------------|---|-------------------|
| 1. 383 Boundary Lane | - | Nancy Deaver |
| 2. 397 Boundary Lane | - | William Hoover |
| 3. 409 Boundary Lane | - | Tom Cooney |
| 4. 453 Boundary Lane | - | Harriett Morton |
| 5. 461 Boundary Lane | - | Elaine Grossman |
| 6. 465 Boundary Lane | - | Jeanette Anderson |
| 7. 473 Boundary Lane | - | Carl Hostetter |
| 8. 483 Boundary Lane | - | Matthew Freeman |

Zoom attendees:


- | | | |
|-----------------------|---|-----------------------|
| 9. 451 Boundary Lane | - | Laura & Jay Cofield |
| 10. 475 Boundary Lane | - | Stephen & Donna Chase |

Proxies received:

- | | | |
|-----------------------|---|--------------------------------|
| 11. 381 Boundary Lane | - | Christian Mile |
| 12. 393 Boundary Lane | - | Thelma Bratten |
| 13. 463 Boundary Lane | - | Richard Heinz / Polly Whitcomb |

2. Verification of Quorum:

With 8 owners present, 2 owners on Zoom and 3 proxies received, quorum of 50% was not met and a homeowners forum commenced in place of the annual meeting.



“Getting old is expensive and cannot be avoided. It’s an issue facing every association with common area. Older associations need to get ready for higher expenses, which will likely mean higher reserve contributions, special assessments, or loan repayments.” — Robert Nordlund, PE, RS

WHAT CAUSED OUR CAPITAL RESERVE DEFICIT?

- Reserve Advisors completed a reserve study in 2011 and recommended a 30-year funding schedule.
- The developer, Braeburn Real Estate, stopped paying assessments on five remaining lots in March 2010.
- Over time, Braeburn's past due assessments accumulated to approximately \$150,000.
- The Association filed liens on the five lots and considered foreclosure in 2018.
- Braeburn had no assets to foreclose on, so the Association settled for \$25,000 and released the liens.
- \$20,000 was added to the reserve account, and \$5,000 was used for tree maintenance.
- The release of liens allowed a new developer to complete The Boundary buildout.
- Brian Stowell purchased the five lots (3, 7, 9, 10 & 11) in 2018, began paying assessments, and completed The Boundary.
- Association Reserves completed a new reserve study last year that shows a weak and underfunded reserve account.
- The reserve study is available on our website. (www.theboundary.org)
- 2022 Assessments were increased 15% to provide additional reserve funding.



THE BOUNDARY'S MAJOR CAPITAL NEEDS

Our big-ticket capital expenditures are roof replacements and painting. We currently have six buildings with cedar shake roofs. Five of those roofs are at the end of their life expectancy. The sixth will be due for replacement in around eight years. The cost of replacing these roofs ranges from \$50,000 to 75,000 each. The roofs will be resurfaced with asphalt shingles, which are more fire retardant and longer-lasting.

Our exterior painting schedule calls for painting each building every five years. This means painting two buildings, on average, per year. The cost of painting a building ranges between \$15,000 to \$25,000.

The following slide focuses on roof replacement, painting, and road repairs. However, keep in mind that the Association is also responsible for maintaining other areas, such as walkways, driveways, patios, and parking areas.

ROOF REPLACEMENT SCHEDULE									
Bldg#	Built	Age	2022	2023	2024	2031	2049	2050	2051
1	2001	21	2022						
2	2002	20	2022						
3	2021	1							2051
4	2001	21		2023					
5	2007	15		2023					
6	2008	14			2024				
7	2019	3					2049		
8	2011	11				2031			
9	2019	3					2049		
10	2020	2						2050	
11	2020	2						2050	
Cost			120,000	123,600	75,000	75,000	150,000	150,000	75,000

EXTERIOR STAINING SCHEDULE

Bldg#	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
1			2024					2029					2034					2039			
2			2024					2029					2034					2039			
3					2026					2031					2036					2041	
4					2026					2031					2036					2041	
5	2022					2027					2032					2037					2042
6	2022					2027					2032					2032					2042
7		2023					2028					2033					2038				
8		2023					2028					2033					2038				
9			2024					2029					2034					2039			
10				2025					2025					2025					2040		
11				2025					2025					2025					2040		
Cost	50,000	51,500	53,045	54,636	56,275	57,964	59,703	61,494	63,339	65,239	67,196	69,212	71,288	73,427	75,629	77,898	80,235	82,642	85,122	87,675	90,306



RESERVE DEFICIT SOLUTION OPTIONS

- Increase assessments during the years when shortages occur (Scenario #1 on next slide)
- Special assessment (Scenario #2 on next slide)
- Level quarterly reserve assessments annually adjusted upward for inflation (Scenario #3 on next slide)
- Loans using borrowed capital for major replacement projects

The Boundary Association

CAPITAL RESERVE ANALYSIS

	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	TOTAL
Exterior Painting	50,000	51,500	53,045	54,636	56,275	57,964	59,703	61,494	63,339	65,239	67,196	69,212	71,288	73,427	75,629	77,898	80,235	82,642	85,122	87,675	90,306	1,343,519
Roof Replacement	120,000	123,600	75,000							75,000												393,600
Concrete Driveways																						
Balconies																						
Patios																						
Sidewalks																						
Gutters																						
Exterior Lighting																						
Siding Repairs																						
Roof Repairs																						
Road - Overlay																156,108						156,108
Road Repair	5,850				6,584				7,411				8,341									28,186
Irrigation																						
Water & Sewer Lines?																						
Total Costs	175,850	175,100	128,045	54,636	62,859	57,964	59,703	61,494	70,750	140,239	67,196	69,212	79,629	73,427	75,629	234,006	80,235	82,642	85,122	87,675	90,306	2,011,718
Beginning Cash Reserve	227,950	110,555	(6,090)	(75,680)	(71,861)	(76,266)	(75,774)	(77,022)	(80,061)	(92,355)	(174,139)	(182,880)	(193,636)	(214,811)	(229,782)	(246,957)	(422,508)	(444,288)	(468,476)	(495,142)	(524,363)	
*Level annual reserve contribution	58,455	58,455	58,455	58,455	58,455	58,455	58,455	58,455	58,455	58,455	58,455	58,455	58,455	58,455	58,455	58,455	58,455	58,455	58,455	58,455	58,455	1,227,555
Special Assessment																						-
Ending Cash Reserve	110,555	(6,090)	(75,680)	(71,861)	(76,266)	(75,774)	(77,022)	(80,061)	(92,355)	(174,139)	(182,880)	(193,636)	(214,811)	(229,782)	(246,957)	(422,508)	(444,288)	(468,476)	(495,142)	(524,363)	(556,213)	(556,213)

SCENARIO 1

Total Costs	175,850	175,100	128,045	54,636	62,859	57,964	59,703	61,494	70,750	140,239	67,196	69,212	79,629	73,427	75,629	234,006	80,235	82,642	85,122	87,675	90,306	2,011,718
Beginning Cash Reserve	227,950	110,555	(3,752)	1,428	82,546	88,070	101,226	115,488	130,917	140,167	83,128	102,460	123,237	137,196	161,101	186,697	57,965	87,215	118,437	151,734	187,215	
Annual reserve contribution +4%	58,455	60,793	63,225	65,754	68,384	71,119	73,964	76,923	80,000	83,200	86,528	89,989	93,588	97,332	101,225	105,274	109,485	113,865	118,419	123,156	128,082	1,868,760
Special Assessment \$4,242.42 per unit			70,000	70,000																		140,000
Ending Cash Reserve	110,555	(3,752)	1,428	82,546	88,070	101,226	115,488	130,917	140,167	83,128	102,460	123,237	137,196	161,101	186,697	57,965	87,215	118,437	151,734	187,215	224,991	224,991

SCENARIO 2

Total Costs	175,850	175,100	128,045	54,636	62,859	57,964	59,703	61,494	70,750	140,239	67,196	69,212	79,629	73,427	75,629	234,006	80,235	82,642	85,122	87,675	90,306	2,011,718
Beginning Cash Reserve	227,950	110,555	136,248	71,428	82,546	88,070	101,226	115,488	130,917	140,167	83,128	102,460	123,237	137,196	161,101	186,697	57,965	87,215	118,437	151,734	187,215	
Annual reserve contribution +4%	58,455	60,793	63,225	65,754	68,384	71,119	73,964	76,923	80,000	83,200	86,528	89,989	93,588	97,332	101,225	105,274	109,485	113,865	118,419	123,156	128,082	1,868,760
Special Assessment \$4,242.42 per unit			140,000																			140,000
Ending Cash Reserve	110,555	136,248	71,428	82,546	88,070	101,226	115,488	130,917	140,167	83,128	102,460	123,237	137,196	161,101	186,697	57,965	87,215	118,437	151,734	187,215	224,991	224,991

SCENARIO 3

Total Costs	175,850	175,100	128,045	54,636	62,859	57,964	59,703	61,494	70,750	140,239	67,196	69,212	79,629	73,427	75,629	234,006	80,235	82,642	85,122	87,675	90,306	2,011,718
Beginning Cash Reserve	227,950	110,555	(3,752)	(68,572)	(57,454)	(51,930)	(38,774)	(24,512)	(9,083)	167	(56,872)	(37,540)	(16,763)	(2,804)	21,101	46,697	(82,035)	(52,785)	(21,563)	11,734	47,215	
Annual reserve contribution +4%	58,455	60,793	63,225	65,754	68,384	71,119	73,964	76,923	80,000	83,200	86,528	89,989	93,588	97,332	101,225	105,274	109,485	113,865	118,419	123,156	128,082	1,868,760
Special Assessment																						-
Ending Cash Reserve	110,555	(3,752)	(68,572)	(57,454)	(51,930)	(38,774)	(24,512)	(9,083)	167	(56,872)	(37,540)	(16,763)	(2,804)	21,101	46,697	(82,035)	(52,785)	(21,563)	11,734	47,215	84,991	84,991

LEVEL QUARTERLY RESERVE ASSESSMENTS ANNUALLY ADJUSTED UPWARD AT 4%

UNIT	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
381	731.76	743.22	755.14	767.53	780.42	793.83	807.77	822.27	837.35	853.03
383	731.76	743.22	755.14	767.53	780.42	793.83	807.77	822.27	837.35	853.03
385	1,032.88	1,049.05	1,065.87	1,083.37	1,101.56	1,120.48	1,140.16	1,160.63	1,181.91	1,204.05
387	1,032.88	1,049.05	1,065.87	1,083.37	1,101.56	1,120.48	1,140.16	1,160.63	1,181.91	1,204.05
391	731.76	743.22	755.14	767.53	780.42	793.83	807.77	822.27	837.35	853.03
393	731.76	743.22	755.14	767.53	780.42	793.83	807.77	822.27	837.35	853.03
395	1,032.88	1,049.05	1,065.87	1,083.37	1,101.56	1,120.48	1,140.16	1,160.63	1,181.91	1,204.05
397	1,032.88	1,049.05	1,065.87	1,083.37	1,101.56	1,120.48	1,140.16	1,160.63	1,181.91	1,204.05
401	1,099.39	1,116.61	1,134.51	1,153.13	1,172.50	1,192.64	1,213.59	1,235.37	1,258.03	1,281.59
403	665.24	675.66	686.50	697.76	709.48	721.67	734.34	747.53	761.23	775.49
405	1,099.39	1,116.61	1,134.51	1,153.13	1,172.50	1,192.64	1,213.59	1,235.37	1,258.03	1,281.59
407	665.24	675.66	686.50	697.76	709.48	721.67	734.34	747.53	761.23	775.49
409	1,585.46	1,610.29	1,636.11	1,662.96	1,690.88	1,719.93	1,750.14	1,781.56	1,814.23	1,848.21
411	1,943.81	1,974.26	2,005.91	2,038.84	2,073.07	2,108.68	2,145.72	2,184.24	2,224.29	2,265.95
421	1,585.46	1,610.29	1,636.11	1,662.96	1,690.88	1,719.93	1,750.14	1,781.56	1,814.23	1,848.21
423	1,943.81	1,974.26	2,005.91	2,038.84	2,073.07	2,108.68	2,145.72	2,184.24	2,224.29	2,265.95
431	1,332.33	1,353.19	1,374.89	1,397.46	1,420.92	1,445.33	1,470.72	1,497.12	1,524.57	1,553.13
433	816.01	828.79	842.08	855.90	870.27	885.22	900.77	916.94	933.75	951.24
435	1,380.94	1,402.56	1,425.05	1,448.44	1,472.76	1,498.06	1,524.38	1,551.74	1,580.20	1,609.79
441	1,311.11	1,331.65	1,353.00	1,375.20	1,398.30	1,422.32	1,447.30	1,473.28	1,500.30	1,528.40
443	853.79	867.16	881.06	895.52	910.56	926.20	942.47	959.39	976.98	995.28
445	1,364.37	1,385.74	1,407.96	1,431.07	1,455.10	1,480.10	1,506.09	1,533.13	1,561.24	1,590.48
451	1,332.33	1,353.19	1,374.89	1,397.46	1,420.92	1,445.33	1,470.72	1,497.12	1,524.57	1,553.13
453	816.01	828.79	842.08	855.90	870.27	885.22	900.77	916.94	933.75	951.24
455	1,380.94	1,402.56	1,425.05	1,448.44	1,472.76	1,498.06	1,524.38	1,551.74	1,580.20	1,609.79
461	1,159.07	1,177.22	1,196.10	1,215.73	1,236.14	1,257.38	1,279.46	1,302.43	1,326.31	1,351.15
463	1,208.70	1,227.63	1,247.32	1,267.79	1,289.08	1,311.22	1,334.25	1,358.20	1,383.11	1,409.01
465	1,161.50	1,179.69	1,198.61	1,218.28	1,238.74	1,260.02	1,282.15	1,305.16	1,329.10	1,353.99
471	1,159.07	1,177.22	1,196.10	1,215.73	1,236.14	1,257.38	1,279.46	1,302.43	1,326.31	1,351.15
473	1,208.70	1,227.63	1,247.32	1,267.79	1,289.08	1,311.22	1,334.25	1,358.20	1,383.11	1,409.01
475	1,161.50	1,179.69	1,198.61	1,218.28	1,238.74	1,260.02	1,282.15	1,305.16	1,329.10	1,353.99
481	1,732.48	1,759.61	1,787.83	1,817.17	1,847.68	1,879.42	1,912.43	1,946.76	1,982.46	2,019.59
483	1,796.79	1,824.93	1,854.20	1,884.63	1,916.27	1,949.19	1,983.43	2,019.03	2,056.06	2,094.57



SHOULD WE CHANGE OUR CURRENT ASSESSMENT STRUCTURE?

The Boundary Declaration was recorded on May 13, 1999. This governing document requires that Owner assessments be calculated using the Allocated Interests of each Lot. The premise is that every Lot should pay the same assessment. The Unit owner within each Lot pays their building fraction of livable square feet times (1/11) of the total annual budget. This is demonstrated in the first chart on the next slide.

A Boundary homeowner has challenged the current method of calculating assessments. According to The Boundary Property Manager, the more common form of calculating assessments using square footage is to divide the square footage of each Unit by the square footage total of all Units. This calculation is demonstrated on the second chart on the next slide.

The third chart compares both calculation methods. The last column of that chart shows the quarterly payment difference for each homeowner.

The Board of Directors does not currently have an opinion on which method of assessment calculation is most equitable. However, The Board has engaged an attorney to review our Governing Documents regarding this question, voting rights, maintenance responsibilities, and related matters. Any amendment to our Declaration would require a vote or agreement of Owners holding at least 67% of the votes in the Association.

Current Assessment Structure (Owner pays Building Fraction times (1/11) of Total Budget)

LOT BLDG#	UNIT#	SF	BUILDING FRACTION	ANNUAL DUES	RESERVE PORTION	OPERATING PORTION	QUARTERLY DUES	MONTHLY DUES	DUES PER SQ. FT.
1	381	1,740	0.207340	2,882.97	1,101.83	1,781.15	720.74	240.25	1.66
	383	1,740	0.207340	2,882.97	1,101.83	1,781.15	720.74	240.25	1.66
	385	2,456	0.292660	4,069.30	1,555.22	2,514.08	1,017.32	339.11	1.66
	387	2,456	0.292660	4,069.30	1,555.22	2,514.08	1,017.32	339.11	1.66
	Total	8,392	1.000000	13,904.55	5,314.09	8,590.45	3,476.14	1,158.71	6.63
2	391	1,740	0.207340	2,882.97	1,101.83	1,781.15	720.74	240.25	1.66
	393	1,740	0.207340	2,882.97	1,101.83	1,781.15	720.74	240.25	1.66
	395	2,456	0.292660	4,069.30	1,555.22	2,514.08	1,017.32	339.11	1.66
	397	2,456	0.292660	4,069.30	1,555.22	2,514.08	1,017.32	339.11	1.66
	Total	8,392	1.000000	13,904.55	5,314.09	8,590.45	3,476.14	1,158.71	6.63
3	401	2,783	0.311507	4,331.36	1,655.37	2,675.98	1,082.84	360.95	1.56
	403	1,684	0.188493	2,620.91	1,001.67	1,619.24	655.23	218.41	1.56
	405	2,783	0.311507	4,331.36	1,655.37	2,675.98	1,082.84	360.95	1.56
	407	1,684	0.188493	2,620.91	1,001.67	1,619.24	655.23	218.41	1.56
	Total	8,934	1.000000	13,904.55	5,314.09	8,590.45	3,476.14	1,158.71	6.23
4	409	2,920	0.449231	6,246.35	2,387.25	3,859.10	1,561.59	520.53	2.14
	411	3,580	0.550769	7,658.20	2,926.84	4,731.36	1,914.55	638.18	2.14
	Total	6,500	1.000000	13,904.55	5,314.09	8,590.45	3,476.14	1,158.71	4.28
5	421	2,920	0.449231	6,246.35	2,387.25	3,859.10	1,561.59	520.53	2.14
	423	3,580	0.550769	7,658.20	2,926.84	4,731.36	1,914.55	638.18	2.14
	Total	6,500	1.000000	13,904.55	5,314.09	8,590.45	3,476.14	1,158.71	4.28
6	431	3,481	0.377508	5,249.08	2,006.11	3,242.96	1,312.27	437.42	1.51
	433	2,132	0.231211	3,214.89	1,228.68	1,986.21	803.72	267.91	1.51
	435	3,608	0.391281	5,440.58	2,079.30	3,361.28	1,360.15	453.38	1.51
	Total	9,221	1.000000	13,904.55	5,314.09	8,590.45	3,476.14	1,158.71	4.52
7	441	3,274	0.371497	5,165.49	1,974.17	3,191.33	1,291.37	430.46	1.58
	443	2,132	0.241915	3,363.72	1,285.56	2,078.16	840.93	280.31	1.58
	445	3,407	0.386588	5,375.33	2,054.36	3,320.97	1,343.83	447.94	1.58
	Total	8,813	1.000000	13,904.55	5,314.09	8,590.45	3,476.14	1,158.71	4.73
8	451	3,481	0.377508	5,249.08	2,006.11	3,242.96	1,312.27	437.42	1.51
	453	2,132	0.231211	3,214.89	1,228.68	1,986.21	803.72	267.91	1.51
	455	3,608	0.391281	5,440.58	2,079.30	3,361.28	1,360.15	453.38	1.51
	Total	9,221	1.000000	13,904.55	5,314.09	8,590.45	3,476.14	1,158.71	4.52
9	461	2,382	0.328416	4,566.47	1,745.23	2,821.24	1,141.62	380.54	1.92
	463	2,484	0.342479	4,762.01	1,819.96	2,942.05	1,190.50	396.83	1.92
	465	2,387	0.329105	4,576.06	1,748.89	2,827.16	1,144.01	381.34	1.92
	Total	7,253	1.000000	13,904.55	5,314.09	8,590.45	3,476.14	1,158.71	5.75
10	471	2,382	0.328416	4,566.47	1,745.23	2,821.24	1,141.62	380.54	1.92
	473	2,484	0.342479	4,762.01	1,819.96	2,942.05	1,190.50	396.83	1.92
	475	2,387	0.329105	4,576.06	1,748.89	2,827.16	1,144.01	381.34	1.92
	Total	7,253	1.000000	13,904.55	5,314.09	8,590.45	3,476.14	1,158.71	5.75
11	481	2,559	0.490888	6,825.58	2,608.62	4,216.95	1,706.39	568.80	2.67
	483	2,654	0.509112	7,078.97	2,705.47	4,373.50	1,769.74	589.91	2.67
	Total	5,213	1.000000	13,904.55	5,314.09	8,590.45	3,476.14	1,158.71	5.33
		85,692	11	152,950.00	58,455.00	94,495.00	38,237.50	12,745.83	59

2022 Budget 152,950
 Operating Expenses 94,495
 Reserve Expenses 58,455

Alternate Assessment Structure (Owner pays Unit SF divided by Total SF times Total Budget)

LOT BLDG#	UNIT#	SF	UNIT %	ANNUAL DUES	RESERVE PORTION	OPERATING PORTION	QUARTERLY DUES	MONTHLY DUES	DUES PER SQ. FT.
1	381	1,740	2.03%	3,105.69	1,186.95	1,918.75	776.42	258.81	1.78
	383	1,740	2.03%	3,105.69	1,186.95	1,918.75	776.42	258.81	1.78
	385	2,456	2.87%	4,383.67	1,675.37	2,708.30	1,095.92	365.31	1.78
	387	2,456	2.87%	4,383.67	1,675.37	2,708.30	1,095.92	365.31	1.78
	Total	8,392	9.79%	14,978.72	5,724.62	9,254.10	3,744.68	1,248.23	7.14
2	391	1,740	2.03%	3,105.69	1,186.95	1,918.75	776.42	258.81	1.78
	393	1,740	2.03%	3,105.69	1,186.95	1,918.75	776.42	258.81	1.78
	395	2,456	2.87%	4,383.67	1,675.37	2,708.30	1,095.92	365.31	1.78
	397	2,456	2.87%	4,383.67	1,675.37	2,708.30	1,095.92	365.31	1.78
	Total	8,392	9.79%	14,978.72	5,724.62	9,254.10	3,744.68	1,248.23	7.14
3	401	2,783	3.25%	4,967.32	1,898.43	3,068.89	1,241.83	413.94	1.78
	403	1,684	1.97%	3,005.74	1,148.74	1,856.99	751.43	250.48	1.78
	405	2,783	3.25%	4,967.32	1,898.43	3,068.89	1,241.83	413.94	1.78
	407	1,684	1.97%	3,005.74	1,148.74	1,856.99	751.43	250.48	1.78
	Total	8,934	10.43%	15,946.12	6,094.35	9,851.78	3,986.53	1,328.84	7.14
4	409	2,920	3.41%	5,211.85	1,991.88	3,219.97	1,302.96	434.32	1.78
	411	3,580	4.18%	6,389.87	2,442.11	3,947.77	1,597.47	532.49	1.78
	Total	6,500	7.59%	11,601.72	4,433.99	7,167.73	2,900.43	966.81	3.57
5	421	2,920	3.41%	5,211.85	1,991.88	3,219.97	1,302.96	434.32	1.78
	423	3,580	4.18%	6,389.87	2,442.11	3,947.77	1,597.47	532.49	1.78
	Total	6,500	7.59%	11,601.72	4,433.99	7,167.73	2,900.43	966.81	3.57
6	431	3,481	4.06%	6,213.17	2,374.57	3,838.60	1,553.29	517.76	1.78
	433	2,132	2.49%	3,805.37	1,454.35	2,351.02	951.34	317.11	1.78
	435	3,608	4.21%	6,439.85	2,461.21	3,978.64	1,609.96	536.65	1.78
	Total	9,221	10.76%	16,458.39	6,290.13	10,168.26	4,114.60	1,371.53	5.35
7	441	3,274	3.82%	5,843.70	2,233.37	3,610.33	1,460.92	486.97	1.78
	443	2,132	2.49%	3,805.37	1,454.35	2,351.02	951.34	317.11	1.78
	445	3,407	3.98%	6,081.09	2,324.09	3,757.00	1,520.27	506.76	1.78
	Total	8,813	10.28%	15,730.15	6,011.81	9,718.35	3,932.54	1,310.85	5.35
8	451	3,481	4.06%	6,213.17	2,374.57	3,838.60	1,553.29	517.76	1.78
	453	2,132	2.49%	3,805.37	1,454.35	2,351.02	951.34	317.11	1.78
	455	3,608	4.21%	6,439.85	2,461.21	3,978.64	1,609.96	536.65	1.78
	Total	9,221	10.76%	16,458.39	6,290.13	10,168.26	4,114.60	1,371.53	5.35
9	461	2,382	2.78%	4,251.59	1,624.89	2,626.70	1,062.90	354.30	1.78
	463	2,484	2.90%	4,433.64	1,694.47	2,739.18	1,108.41	369.47	1.78
	465	2,387	2.79%	4,260.51	1,628.30	2,632.21	1,065.13	355.04	1.78
	Total	7,253	8.46%	12,945.74	4,947.65	7,998.09	3,236.43	1,078.81	5.35
10	471	2,382	2.78%	4,251.59	1,624.89	2,626.70	1,062.90	354.30	1.78
	473	2,484	2.90%	4,433.64	1,694.47	2,739.18	1,108.41	369.47	1.78
	475	2,387	2.79%	4,260.51	1,628.30	2,632.21	1,065.13	355.04	1.78
	Total	7,253	8.46%	12,945.74	4,947.65	7,998.09	3,236.43	1,078.81	5.35
11	481	2,559	2.99%	4,567.51	1,745.63	2,821.88	1,141.88	380.63	1.78
	483	2,654	3.10%	4,737.07	1,810.43	2,926.64	1,184.27	394.76	1.78
	Total	5,213	6.08%	9,304.58	3,556.06	5,748.52	2,326.15	775.38	3.57
		85,692	100%	152,950.00	58,455.00	94,495	38,237.50	12,745.83	59

2022 Budget 152,950
 Operating Expenses 94,495
 Reserve Expenses 58,455

Current vs. Alternate Dues Comparison

UNIT#	QTLY DUES BY BLDG	QTLY DUES BY UNIT	VARIANCE
381	720.74	776.42	55.68
383	720.74	776.42	55.68
385	1,017.32	1,095.92	78.59
387	1,017.32	1,095.92	78.59
Total	3,476.14	3,744.68	268.54
391	720.74	776.42	55.68
393	720.74	776.42	55.68
395	1,017.32	1,095.92	78.59
397	1,017.32	1,095.92	78.59
Total	3,476.14	3,744.68	268.54
401	1,082.84	1,241.83	158.99
403	655.23	751.43	96.21
405	1,082.84	1,241.83	158.99
407	655.23	751.43	96.21
Total	3,476.14	3,986.53	510.39
409	1,561.59	1,302.96	(258.62)
411	1,914.55	1,597.47	(317.08)
Total	3,476.14	2,900.43	(575.71)
421	1,561.59	1,302.96	(258.62)
423	1,914.55	1,597.47	(317.08)
Total	3,476.14	2,900.43	(575.71)
431	1,312.27	1,553.29	241.02
433	803.72	951.34	147.62
435	1,360.15	1,609.96	249.82
Total	3,476.14	4,114.60	638.46
441	1,291.37	1,460.92	169.55
443	840.93	951.34	110.41
445	1,343.83	1,520.27	176.44
Total	3,476.14	3,932.54	456.40
451	1,312.27	1,553.29	241.02
453	803.72	951.34	147.62
455	1,360.15	1,609.96	249.82
Total	3,476.14	4,114.60	638.46
461	1,141.62	1,062.90	(78.72)
463	1,190.50	1,108.41	(82.09)
465	1,144.01	1,065.13	(78.89)
Total	3,476.14	3,236.43	(239.70)
471	1,141.62	1,062.90	(78.72)
473	1,190.50	1,108.41	(82.09)
475	1,144.01	1,065.13	(78.89)
Total	3,476.14	3,236.43	

ASSESSMENT CALCULATION SUMMARY

Current Assessment Structure	Alternative Assessment Structure
Compliant with Governing Documents	Requires Declaration Amendment
Algorithm difficult to understand & not commonly used	Easier calculation to understand & commonly used
Square Footage per unit irregular	Square Footage per unit level

PROFIT & LOSS
January through December 2021

<u>OPERATING FUND</u>			
	Actual	Budget	Variance
Operating Income			
Assessments	94,521.92	94,495.00	(26.92)
Late Fees	172.92	-	(172.92)
Total	94,694.84	94,495.00	(199.84)
Operating Expense			
Administrative			
Legal	1,192.50	1,150.00	(42.50)
Licenses & Permits	277.78	150.00	(127.78)
Management Fees	9,542.64	8,160.00	(1,382.64)
Office Expense	202.23	400.00	197.77
Professional Fees	6,653.50	-	(6,653.50)
Tax Returns	350.00	350.00	-
Total Administration	18,218.65	10,210.00	(8,008.65)
Bank Service Charges	62.70	-	(62.70)
Insurance Expense	22,753.46	24,015.00	1,261.54
Repairs & Maintenance			
Landscape Contract	65,498.29	21,595.00	(43,903.29)
Project Landscaping	11,125.00	3,000.00	(8,125.00)
R&M	7,218.60	2,415.00	(4,803.60)
R&M Supplies	284.63	5,400.00	5,115.37
Snow Removal	6,052.50	3,600.00	(2,452.50)
Total Repairs & Maintenance	90,179.02	36,010.00	(54,169.02)
Utilities			
Gas & Electric	488.17	720.00	231.83
Water / Irrigation	1,314.00	2,400.00	1,086.00
Total Utilities	1,802.17	3,120.00	1,317.83
Total Operating Fund Expense	133,016.00	73,355.00	(59,661.00)
NET OPERATING FUND	(38,321.16)	21,140.00	59,461.16
<u>RESERVE FUND</u>			
Reserve Fund Income			
Assessments	38,507.99	38,505.00	(2.99)
Interest Income	22.92	-	(22.92)
Total Reserve Fund Income	38,530.91	38,505.00	(25.91)
Reserve Fund Expense			
Exterior Staining & Repairs (Building 4)	30,250.00	21,140.00	(9,110.00)
Total Reserve Fund Expense	30,250.00	21,140.00	(9,110.00)
NET RESERVE FUND	8,280.91	17,365.00	9,084.09
NET OPERATING / RESERVE INCOME	(30,040.25)	38,505.00	68,545.25
2021 Budget		133,000.00	
Reserve Beginning Balance	219,717.47		
Net Reserve Fund	8,280.91		
Reserve Estimated Ending Balance	227,998.38		

SMP out of contract services

SMP out of contract services

Underbudgeted
27,800 - 2020 Expense
1,840 - SMP Mark-ups
3,000 - Mulch
5,400 - Irrigation Lot #3
38,040 - Total

Tree Removals & Spraying

Includes \$2,500 of repair work for owners

2022 Budget

OPERATING FUND

Operating Income	
Operating Assessment Income	94,495
Total	94,495
Operating Expense	
Repairs & Maintenance	
Landscape Contract	33,000
Project Landscaping	10,000
R&M Supplies	2,000
R&M	3,000
Snow Removal	3,600
Total	51,600
Insurance	26,500
Utilities	
Gas & Electric	720
Water	2,000
Total	2,720
Administrative	
Management Fees	8,640
Legal	1,150
Licenses & Permits	100
Office Expense	385
Tax Returns	400
Professional Fees	3,000
Total	13,675
Total Operating Expense	94,495

NET OPERATING FUND -

RESERVE FUND

Reserve Fund Income	
Assessments	58,455
Interest Income	22
Total Reserve Fund Income	58,477
Reserve Fund Expense	
Roof Replacement (Buildings 1 & 2)	120,000
Exterior Staining (Buildings 5 & 6)	50,000
Road Repair (Sealing)	5,850
Total Reserve Fund Expense	175,850
NET RESERVE FUND	(117,373)
NET OPERATING / RESERVE INCOME	(117,373)
Reserve Beginning Balance	227,950
Projected Reserve Expenses	117,373
Reserve Estimated Ending Balance	110,577

The 2022 Budget of \$152,950 was re-formatted to separate the Operating and Reserve Funds.

Anticipated Reserve Expenses were also added for the purposes of this presentation.

NEXT STEPS

After a thorough evaluation of owner feedback and advice from our attorney, the Board will schedule a special meeting of Boundary owners to present a reserve and assessment funding recommendation. The Board is hopeful that this can be done within sixty (60) days. The Board of Directors welcomes your questions and comments. Please feel free to email us at: board@theboundary.org.



QUESTIONS