

THE BOUNDARY HOA
MINUTES OF BOARD MEETING
June 17th, 2021 at 3pm

The board of directors met in person at the SMP offices and via Zoom. Board members present included: Tom Cooney, Carl Hostetter and Elaine Grossman via Zoom. Courtney Nel and Nadia Nel (via Zoom) and Bill Crowley from Silver Mountain Properties. Nadia Nel assumed the role of Secretary to prepare a record of the proceedings.

1. Call to Order:

The meeting was called to order at 3:03pm

2. Approval of meeting minutes:

Carl Hostetter motioned to approve the previous meeting minutes from January 26th, 2021 and this was seconded by Tom Cooney and all present agreed.

3. Email Approvals:

- 06/01/21 - Approval of siding repairs at 423 Boundary Lane
- 05/17/21 - IMM final management invoice approved
- 05/11/21 - Permascapes invoice approved for payment

4. Financials:

a) Delinquencies:

There are no delinquent accounts

b) Financials:

All financials have been captured and created and seem to be in current good standing. Some last queried miscellaneous accounts have been investigated and moved to correct line items. The financials read in conjunction with the current 2021 approved budget.

5. General

a) Revised exterior changes:

There are many violations regarding fixtures that have been erected on or around the property in common areas. This is in direct violation of the governing documents. After much discussion, it was agreed that a memo will go out to all owners, giving them until August 1st to remove and restore all common area back to original state or to apply to the Board and Master for approval of these fixtures. There may be some fixtures that will be grandfathered in until sale of property. SMP will inform the Master Association that the Boundary BOD needs to pre-approve all alterations and fixtures before it goes to the Master for final approval. SMP will get the HOA attorney to check the draft memo going out to all owners and a document for fixtures that will be grandfathered in. The memo will go out within the next week, an inspection will take place mid-July and the final date for all corrections / applications will be August 1st. Owners who do not comply, will be fined in conjunction with the associations enforcement policy.

b) HOA sprinkler change requests:

All sprinkler change requests must run through SMP and not directly with the contractor. All requests will be considered on a case-by-case basis.

c) Capital Reserve Study:

It was hoped to take the current study and try to make it pertinent to today. This cannot be done, as all estimates are completely out dated which means that the monies being reserved are also skewed. The current study does not consider the newly completed builds as this study was completed in 2011. SMP strongly advised the Board to have a new formal reserve study done as all builds have now been completed. This will ensure that all reserve monies collected are inline with current day costs to minimize the risk of special assessments. The study takes between 6 to 12 weeks to be completed, it will therefore be necessary to push out the annual meeting to the end of the year. All owners will be notified of the date change and SMP will present the completed Study at the annual meeting. Carl Hostetter motioned to have the Reserve Study done, seconded by Elaine Grossman and agreed by all.

d) Landscape maximum spending amount:

All present agreed that the landscape vendor have a maximum \$250 limit to do work before needing approval. Any job / repair above the limit will need approval by SMP and exceptionally high costs will need BOD approval.

6. Projects:

a) Landscape / Irrigation Plats – existing:

SMP reported that the association has a landscape plat that does not seem to be followed, it is unknown if the landscape plan was recorded or if the master has the plan. All existing and future landscape changes may need to follow that plan if so adjudged by the master.

b) Reserve projects:

Projects for 2021 will be put on hold until the Reserve Study has been completed.

c) Rain sensor on irrigation system:

An owner has inquired as to whether the Board will consider a rain sensor on the irrigation system to turn the system off when it rains. SMP will investigate whether the system can have one and what the costs involved.

7. Executive session:

No executive session needed.

8. Next meeting date:

Next meeting date will be decided by email.

9. Adjournment:

With no further business to discuss, the meeting adjourned at 5:18pm