



**THE BOUNDARY ASSOCIATION
MINUTES OF THE BOARD OF DIRECTORS QUARTERLY MEETING**

RECORD OF PROCEEDINGS

A meeting of the Board of Directors of the Boundary Association was held on Thursday, January 18th, 2024, at 3:00 PM MT at the River Valley Ranch Clubhouse and via Zoom Conferencing, Carbondale, Colorado, County of Garfield.

- I. **Call to Order / Count of Proxies / Establish Quorum:** The meeting was called to order by Jay Cofield at 3:02pm. Board members present included Nancy Dever (Zoom), Jay Cofield, Jim McAtavey (Zoom), and Elaine Grossman. Other homeowners present included Matt Freeman, Charlie Cole, Laura Cofield, Sheri Reyes (Zoom), Harriet Morton (Zoom) Tom Cooney (Zoom), Barbara Nelson (Zoom), Marc Margulies (Zoom). Also present were Bill Crowley, Kari Crowley, and Nick Cova from Silver Mountain Properties, as well as Ashley Lynch, RVR General Manager. Nick assumed the role of secretary to prepare a recording of the meeting.

- II. **Approval of Minutes and the Consent Agenda:** No changes were requested, and a motion was made by Nancy to approve the minutes from the previous meeting. The motion was seconded by Jim and approved by the rest of the Board.

- III. **Public Comment:** Charlie Cole requested to speak at the beginning of the meeting regarding the recent letter that went out to homeowners in Carbondale about backflow inspections. A lengthy discussion took place as to why the letter went out now and what homeowners need to do in order to be in compliance. Ultimately, it was encouraged that Boundary owners reach out directly to the town for clarification. Owners were also encouraged to reach out to Jesus Velasquez, as he is the contractor that Silver Mountain Properties recommends for all backflow repairs and inspections.

- IV. **Year-End Financial Review:** Kari provided a brief summary of the year-to-date financials by going through all pertinent line items and providing context as necessary. The association ended the year in good shape, all things considered. Kari went over some of the line items that went overbudget and provided clarification on them. The only two significant overbudget items were insurance and landscape maintenance. It was explained that these went over due to the fact that the timing of the budget approval took place before both of these costs were known. Kari also explained how the association made great strides in boosting their reserve account with the capital reserve replenishment assessment that has now been completed.

V. Old Business

- a. Entrance Project:** Elaine provided an update on the entrance project by explaining that the landscape committee would begin this year's process by reaching out to Travis Green with Green landscapes, as he has extensive knowledge of the neighborhood and had already been hired to install the sod at the end of last Fall.
- b. RVR Golf Property Line Update:** Elaine also provided an update on this by explaining that there is a new General Manager of the Golf Course, and that Carl would be meeting with him to go over this issue once again. However, it did not appear that anything would be changing on this front.
- c. Roof Bids:** Nick presented the three roof bids that had been received to date. The board members that were present reviewed each bid and asked clarifying questions as necessary. Ultimately, it was decided that a contractor would be approved via email since all board members were not present for the meeting.
- d. Painting Report:** Nick reported that he had met with Paulino from Colorful Colorado Painting, and they had done a walkthrough of the neighborhood to confirm the order of buildings to be painted. Nick is awaiting bids for buildings 1,2, and 9. Once he receives those, he will forward them to the board and then decide if it is prudent to do some painting this year.

VI. New Business

- a. Vehicle Parking Amendment:** The board discussed any potential changes to the drafted amendment now that owners had been given a chance to provide their input. Several homeowners present at the meeting provided further input, and the board agreed to take everything into consideration before sending out the official vote.
- b. Short-Term Rental Amendment:** Elaine reported that the RVR Master Association had officially passed their short-term rental amendment. Now that there is something in place from the Master Association, a board discussion took place regarding whether the Boundary would like to pursue a more restrictive amendment for their sub-association. Ultimately, the board decided that the Master Association's amendment was sufficient at this time, and that The Boundary would not be pursuing an additional short-term rental amendment.
- c. 2025 Budget Planning and Board Election Schedules:** A slide was shared that maps out the budget planning timeline for the 2025 budget. The main difference from years past will be that the budget will be finalized closer to the end of the year in order to ensure that more accurate data is available.

VII. Executive Session: The meeting entered executive session at 4:14pm in order to discuss matters pertaining to the proposed parking amendment. The executive session ended at 4:16pm.

VIII. Adjourn: With nothing further to discuss, the meeting was adjourned by Jay at 4:16pm.

Respectfully submitted,

/s/ Nick Cova

Secretary to the Meeting

/s/ Carl Hostetter

President