



BOARD OF DIRECTORS

QUARTERLY MEETING

April 20, 2023, at 5:00 pm

RVR Conference Room and Zoom



**BOARD OF DIRECTORS**

**Quarterly Meeting**

Thursday, April 20, 2023, 5:00 PM

RVR Ranch House Conference Room and Via Zoom

[Zoom Link](#)

<https://us06web.zoom.us/j/85735327841?pwd=WjRMNHZUdUNkYjhkRmJhUnVFUWRFZz09>

Meeting ID: 857 3532 7841

Passcode: 926846

**Board of Directors**

Tom Cooney, President

Nancy Dever, Vice President

Carl Hostetter, Secretary/Treasurer

Jay Cofield, Director at Large

Jim McAtavey, Director at Large

**Silver Mountain Properties (SMP)**

Bill Crowley

Kari Crowley

Nick Cova

---

**I. Call to Order- Establish Quorum**

**II. Approval of Minutes and the Consent Agenda**

- Approval of Meeting Minutes of the Board Meeting held on Thursday, January 19, 2023.

**III. Public Comment**

**IV. Old Business**

- Entrance Revitalization (*Carl Hostetter*)

**V. New Business**

- First Quarter 2023 Financials (*Kari Crowley - SMP*)
- Capital Reserve Fund (*Carl Hostetter*)
- 2023 Landscape Maintenance Contract Update (*Nick Cova - SMP*)
- Entrance Contract RFP Update (*Nick Cova - SMP*)
- Building Maintenance (*Nick Cova - SMP*)
- Master Insurance Policy (*Bill Crowley - SMP*)

**VI. Adjourn**



## BOARD OF DIRECTORS QUARTERLY MEETING


Thursday, January 19, 2023, 5:00 PM

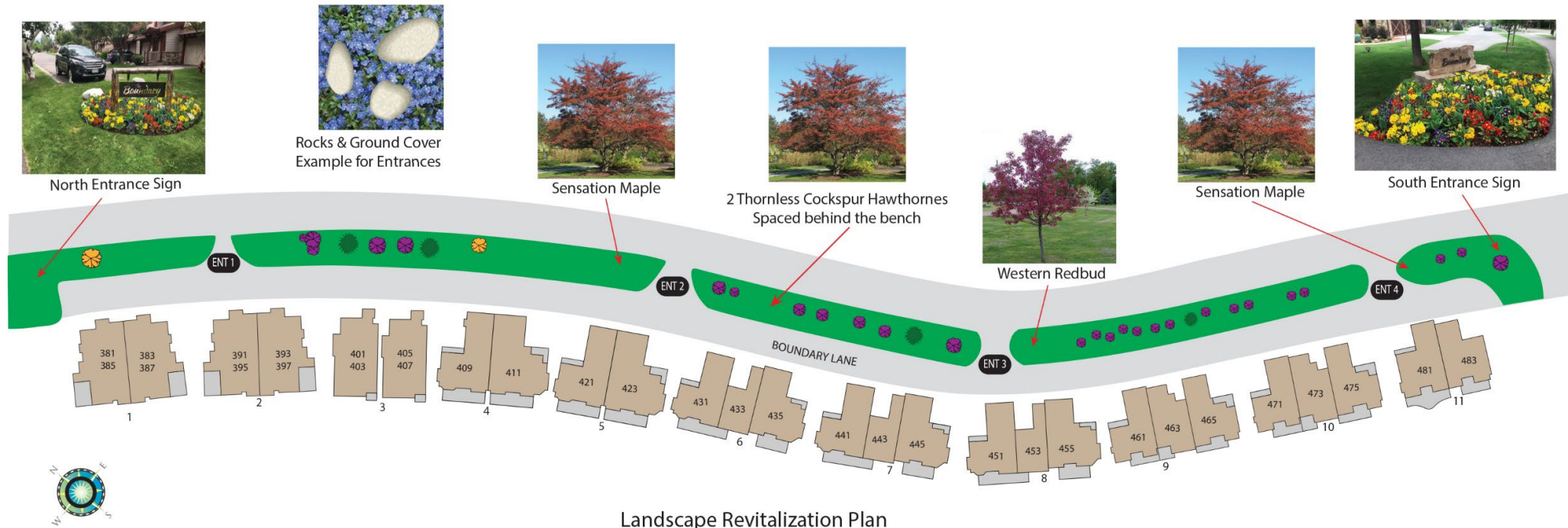
*Minutes of the Board of Directors Meeting of the Boundary Association, held at the RVR Ranch House Conference Room and via Zoom Conferencing on Thursday, January 19, 2023, 5:00 PM*

- I. **Call to Order- Establish Quorum:** The meeting was called to order by Carl Hostetter at 5:00pm.
  - Board members present included Carl Hostetter, Nancy Dever, Tom Cooney (via Zoom), and Jay Cofield (via Zoom). Jim McAtavey was the one board member absent. With two board members present in person and two board members present via Zoom, quorum was verified, and the meeting continued as scheduled.
  - Homeowners present included Elaine Grossman, Laura Cofield, Fred Falck and Catherine Falck, and Pam and Tom Tweed (via Zoom).
  - Also present were Bill Crowley, Kari Crowley and Nick Cova from Silver Mountain Properties, as well as Ashley Lynch from the RVR Master Association. 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 Tom Cooney to approve the minutes from the previous meeting held on October 13, 2022. The motion was seconded by Nancy Devel and approved by the Board.
- III. **Public Comment**

There were no owners that came forward with something to discuss during the public comment section.
- IV. **Old Business**
  - a. **Entrance Revitalization update:** Carl and Nancy explained that the old shrubs had been removed and the landscape committee is currently putting together the final plan for the next phase of the entrance revitalization project to continue in the spring. Once a final plan is put together, bids will need to be obtained for this next phase.
- V. **New Business**
  - a. **Year End 2022 Financials:** Carl provided a brief summary of the current financial standing. He explained that due to the large amount of reserve spending that took place in 2022, the reserve account is currently at a fairly low balance. However, this will be remedied by the upcoming capital replenishment assessment that will take place throughout 2023. Therefore, there are no large reserve projects on the schedule for 2023. Kari then went through the end of year report for 2022 which showed that the Association was mostly on track outside of a few line items that ended up overbudget; most notably legal fees and insurance.

- 
- b. **Landscape Contract RFPs:** Nick explained that he would be requesting bids from four different landscaping contractors for the upcoming season. Once all four bids have been received, he will present them to the Board for review. It was discussed that there will need to be some irrigation work done this year to move heads and lines that are currently irrigating golf course property. Nick agreed to inform all four contractors that this work will need to be included in their bids.
- c. **Master Insurance Policy:** Bill explained that he had been given advance notice from American Family that, due to company wide policy changes, they will no longer be able to insure The Boundary. A long discussion ensued regarding different options for insurance going forward. Since the policy will not be up for renewal until June, there is still time for further research to be done. Bill and Carl agreed to investigate this further and explore every possible option in order to obtain the best available policy for The Boundary going forward.
- V. **Adjourn:** With nothing further to discuss the meeting was adjourned by Nancy Dever at 6:20pm.



Landscape Revitalization Plan  
Phase 2  
Vegetation Additions (Spring 2023)

*Our goal is to create uncluttered, elegant and low maintenance aesthetic entrance plant beds.*

- Plant new trees in locations noted above.
- Relocate existing rocks in the medians to entrances in an artistic arrangement.
- Mulch the entrance rock areas and plant low ground cover.
- Seed or sod areas where necessary.

Project Consultant  
The Holistic Landscape  
Lisa DiNardo, Owner  
Horticulturist/Certified Arborist

BOUNDARY VEGETATION KEY	
	Aspen Trees
	Ornamental Trees
	Evergreen Trees



## We need native plants and they need us

News | Published May. 5, 2021



### THE SOPRIS SUN



The author's garden comes to life in June, 2020. Photo by Nancy Peterson.

By Nancy Peterson

On March 25, in a unanimous bipartisan vote, the U.S. Senate passed a resolution designating April 2021 as National Native Plant Month. Although the month is behind us, it's not too late to get behind the resolution.

So, what's a native plant? A Colorado native plant is defined as a plant that existed in our state before European settlement. Today in Colorado, native plants are important because most require little irrigation and less mowing and bloom without fertilizers and pesticides. If that weren't enough, native

plants can provide shelter and food for birds who make our town their home year-round, as well as those moving in to breed and others migrating through in spring and fall. In addition, native plants provide nectar and pollen for pollinators.

Where would we be without our pollinators — ants, bees, beetles, butterflies, flies, birds, hummingbirds and moths? Unfortunately, pollinators are declining due to habitat loss, introduction and spread of invasive plants, disease and misuse of pesticides. These factors not only threaten their lives, they threaten us as well. That's because about 80% of all flowering plants and over 75% of the staple crop plants we eat depend on pollinators.

The indigenous Ute were intimately connected to Colorado's diverse plants, animals and habitats. As the Ute knew, native plants weren't only beautiful to behold, they were also useful. Not far from Carbondale, you can visit the ethnobotany garden at the Ute Indian Museum in Montrose. The garden focuses on the Ute's knowledge of native plants for plant classification, cultivation and use as food, medicine and shelter.

In the time of the Utes, lawns were unknown. Now, 56 million Americans mow an area eight times the size of New Jersey each week and burn 800 million gallons of gasoline annually using mowers and weed-whackers. These actions contribute to the greenhouse gases that drive global warming.

The Environmental Protection Agency estimates that more than 17 million

SUBSCRIBE TO OUR NEWSLETTER



Garfield County Clerk's Offices - Now Open to walk-in customers

Monday-Friday 8:30 am to 11:00 am

Monday-Friday 2:00 pm to 4:00 pm

For the following:

1. Motor Vehicle transactions
2. Recording Department for real estate filings, searches or copy requests
3. Vital Records Department to request certified copies of marriage licenses, birth certificates or death certificates
4. Election Department, register to vote or update a voter registration record
5. May drop off liquor license renewal applications

**MARRIAGE LICENSES ISSUED BY APPOINTMENT ONLY**  
Glenwood Springs appointments call 970-314-3710 x 1770 or x 1830  
Hillie appointments call 970-425-9852 x 1828

**BIRTH CERTIFICATES**  
Call ahead for requests for birth certificates to 970-384-3710 x 1950 to expedite the application process

**LIQUOR LICENSES**  
Appointments are needed to transfer a liquor license or apply for a new liquor license. Call 970-314-3710 x 1828 or 1810

[garfield-county.com/clerk-recorder](https://garfield-county.com/clerk-recorder)



**Elevated Senior Living is Coming to Carbondale**

Visit our Website: [www.elevatedliving.com](https://www.elevatedliving.com)

## Community Calendar

TUE 29 [Aspen Center for Environmental Studies \(ACES\) Membership Picnics](#)  
June 14 @ 5:00 pm - August 30 @ 8:00 pm

TUE 29 [ACES Birds of Prey programs](#)  
June 21 @ 4:00 pm - September 4 @ 5:00 pm

TUE 29 [Aspen Center for Environmental Studies \(ACES\) Membership Picnics](#)  
June 21 @ 5:00 pm - September 4 @ 8:00 pm

[View More...](#)







# *The Boundary Association*

## Balance Sheet

As of March 31, 2023

Cash Basis

	Mar 31, 23
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Alpine Bank Operating	63,151.76
Alpine Bank Reserve	112,959.85
Total Checking/Savings	176,111.61
Accounts Receivable	
Accounts Receivable	-41,992.90
Total Accounts Receivable	-41,992.90
<b>Total Current Assets</b>	134,118.71
<b>TOTAL ASSETS</b>	<b>134,118.71</b>
<b>LIABILITIES &amp; EQUITY</b>	
Equity	
Unrestricted Net Assets	65,387.95
Net Income	68,730.76
<b>Total Equity</b>	134,118.71
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>134,118.71</b>

Negative amount in A/R reflects dues payments made prior to due date



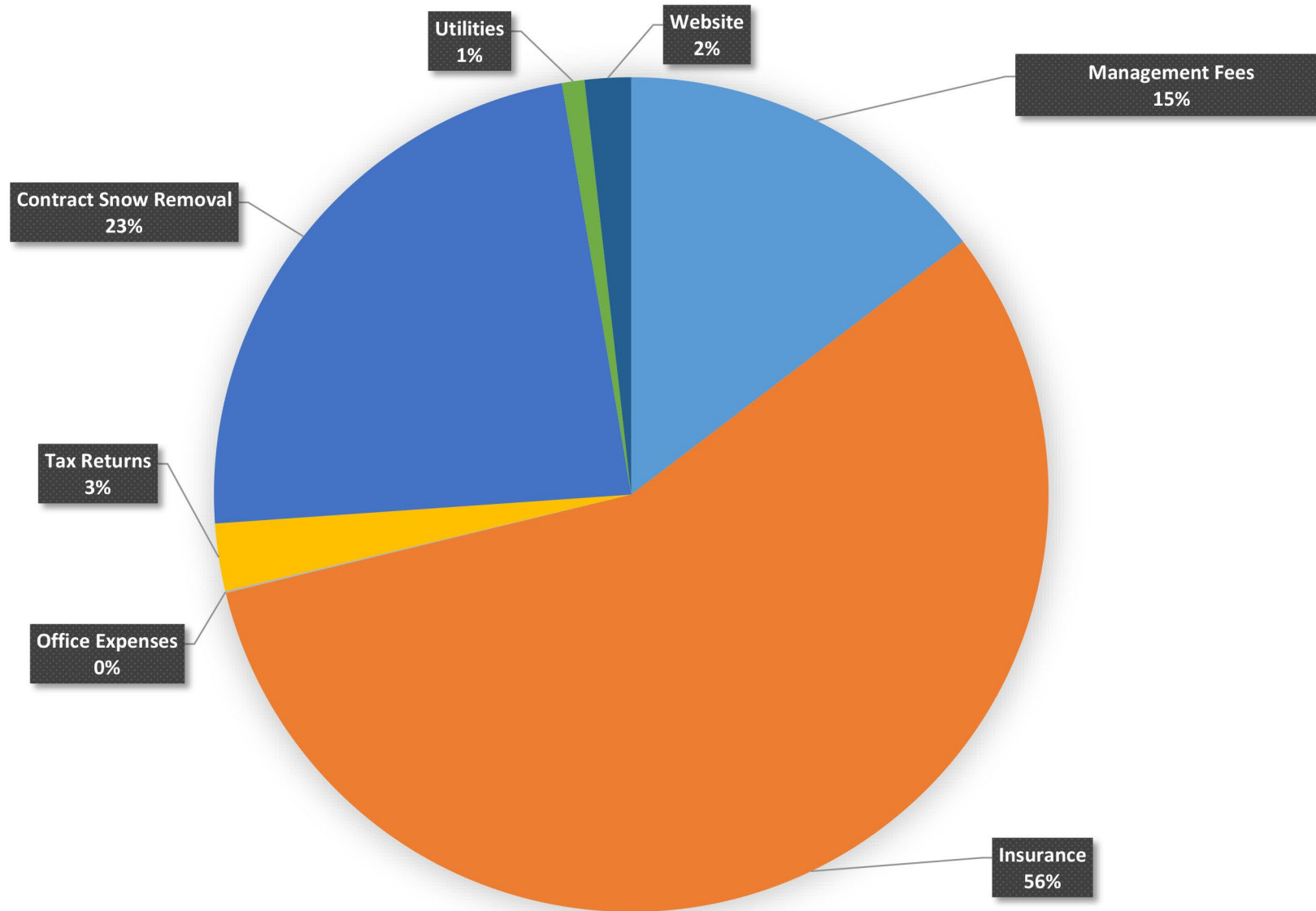
THE BOUNDARY ASSOCIATION

Profit & Loss Budget Performance (Cash Basis)

January through March 2023

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>OPERATING INCOME</b>				
Assessments	33,227	33,227	-	132,910
Finance Charges/Late Fees	-	-	-	-
<b>Total Operating Income</b>	<b>33,227</b>	<b>33,227</b>	<b>-</b>	<b>132,910</b>
<b>OPERATING EXPENSE</b>				
<b>General &amp; Administration</b>				
Bank Fees	-	-	-	-
Insurance	8,353	8,400	47	33,600
Legal	-	-	-	5,000
Licenses & Permits	-	-	-	50
Office Expenses	11	111	100	443
Property Management	2,160	3,410	1,250	13,640
Reserve Study	-	-	-	-
Tax Returns	385	400	15	400
Website	264	35	(229)	57
<b>Total General &amp; Administration</b>	<b>11,173</b>	<b>12,356</b>	<b>1,183</b>	<b>53,190</b>
<b>Repairs and Maintenance</b>				
Buildings	-	750	750	3,000
Common Area	-	1,000	1,000	4,000
Contract Landscaping	-	-	-	45,000
Contract Snow Removal	3,461	2,000	(1,461)	5,000
Project landscaping	-	-	-	18,000
R&M Supplies	-	500	500	2,000
<b>Total Repairs and Maintenance</b>	<b>3,461</b>	<b>4,250</b>	<b>789</b>	<b>77,000</b>
<b>Utilities</b>				
Electric	129	180	51	720
Water / Irrigation	-	-	-	2,000
<b>Total Utilities</b>	<b>129</b>	<b>180</b>	<b>51</b>	<b>2,720</b>
<b>Total Operating Expense</b>	<b>14,763</b>	<b>16,786</b>	<b>2,023</b>	<b>132,910</b>
<b>Net Operating Income</b>	<b>18,464</b>	<b>16,441</b>	<b>(2,023)</b>	<b>-</b>
<b>RESERVE INCOME</b>				
Assessments	50,198	50,198	-	200,793
Interest Earned	68	-	(68)	-
<b>Total Reserve Income</b>	<b>68,730</b>	<b>66,639</b>	<b>(68)</b>	<b>200,793</b>
<b>RESERVE EXPENSE</b>				
Road Repair (Sealing)	-	-	-	7,500
<b>Total Reserve Expenses</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>7,500</b>
<b>Net Reserve Income</b>	<b>68,730</b>	<b>66,639</b>	<b>68,730</b>	<b>193,293</b>
<b>NET OPERATING / RESERVE</b>	<b>87,194</b>	<b>83,080</b>	<b>66,707</b>	<b>193,293</b>

## Operating Expenses - YTD 03/31/23



## ***THE BOUNDARY ASSOCIATION***

### **Capital Reserve Fund Analysis (Cash Basis)**

Reserve bank balance - December 31, 2022		<b>62,694</b>
Assessment Income	50,198	
Interest Income	68	
Reserve Expense	-	
Reserve bank balance - March 31, 2023		<b>112,960</b>
Projected Assessment Income (Qtrs 2, 3 & 4)	150,595	
Projected Interest Income	300	
Projected Reserve Expense 2023	7,500	
Projected balance - December 31, 2023		<b>256,355</b>





questions