



ANNUAL MEETING OF THE MEMBERS

Thursday, August 17, 2023, 5:00 PM

RVR Ranch House Conference Room and Zoom Meeting

MINUTES

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

Bill Crowley
Kari Crowley
Nick Cova

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- I. **Call to Order / Count of Proxies / Establish Quorum:** The meeting was called to order at 5:02pm by President Tom Cooney. With 17 owners present in person, one owner present via Zoom, and another nine owners represented via proxy, quorum was verified, and the meeting continued as scheduled.

Owners present:

- | | | |
|---------------|---|--------------|
| 1. Dever | - | 383 Boundary |
| 2. Bratten | - | 393 Boundary |
| 3. Hoover | - | 397 Boundary |
| 4. Seguin | - | 401 Boundary |
| 5. Lavender | - | 405 Boundary |
| 6. Cooney | - | 409 Boundary |
| 7. Lacy | - | 411 Boundary |
| 8. Nostdahl | - | 423 Boundary |
| 9. Nelson | - | 431 Boundary |
| 10. Tweed | - | 435 Boundary |
| 11. Rolles | - | 445 Boundary |
| 12. Cofield | - | 451 Boundary |
| 13. Grossman | - | 461 Boundary |
| 14. Whitcomb | - | 463 Boundary |
| 15. Anderson | - | 465 Boundary |
| 16. Hostetter | - | 473 Boundary |
| 17. Ramsey | - | 481 Boundary |
| 18. Freeman | - | 483 Boundary |

Owners via Zoom:

- | | | |
|---------|---|--------------|
| 1. Mile | - | 381 Boundary |
|---------|---|--------------|

Proxies received from:

- | | | |
|-------------|---|---------------------------------|
| 1. Lynch | - | 387 Boundary for Carl Hostetter |
| 2. Ball | - | 391 Boundary for Nancy Dever |
| 3. McAtavey | - | 403 Boundary for Tom Cooney |
| 4. Nelson | - | 431 Boundary for Lauri Nelson |
| 5. Ray | - | 433 Boundary for Jay Cofield |
| 6. Cole | - | 443 Boundary for Tom Cooney |
| 7. Morton | - | 453 Boundary for Carl Hostetter |
| 8. Falck | - | 471 Boundary for Carl Hostetter |
| 9. Chase | - | 475 Boundary for Carl Hostetter |

- 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 Jay and the minutes were approved.

III. Old Business

- a. **Entrance Landscape Project Update:** Carl provided an update on the entrance revitalization project during his power point presentation by informing those in attendance that the trees had been planted and a plan was in place to properly irrigate them. He also informed the ownership that the Board had decided to install sod at all entrances. The sod is scheduled to be installed on Tuesday August 22.
- b. **RVRMA Short Term Rental Update:** Carl also informed those in attendance that the RVR Master Association is currently pursuing an amendment that would ban short term rentals throughout RVR. The Boundary will not take any action to draft a similar amendment until after the process has played out with the Master Association.

IV. New Business

- a. **Ratification of The Boundary 2024 Budget:** Carl presented the 2024 budget which had previously been approved by the Board. No owners had any objections to the approved budget; therefore the 2024 budget was officially ratified.

- V. Public Comment:** A discussion ensued regarding insurance and fire safety throughout the neighborhood. It was discussed that replacing mulch beds with rock or other inflammable materials is an easy thing to do to mitigate fire risk around the property. Carl reminded those in attendance that any exterior changes of this kind would have to be approved by both the Master Association as well as The Boundary.

- VI. Adjourn:** With nothing further to discuss, the meeting was adjourned by Nancy at 6:00pm.

Respectfully submitted,

/s/ Kari Crowley
Secretary to the Meeting

/s/ Tom Cooney
Board President