

**THE BOUNDARY ASSOCIATION BOARD MEETING
MINUTES**

August 11th, 2021, at 2:00pm

Venue: SMP Conference room

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

1. Call to Order

The meeting was called to order at 2:04pm.

2. Approval of previous meeting minutes

Elaine Grossman motioned to approve the previous meeting minutes from June 17th, 2021, and this was seconded by Carl Hostetter and all present agreed

3. Email approvals

- 06/25/21 - Reserve Study – approved full onsite visit and 12 week turnaround.
- 06/29/21 – Rock wall spray – Permascapes (\$1000) to pull weeds and Green pastures (\$350) to spray - Approved
- 07/09/21 - Exterior change application for 409 Boundary Lane – Approved
- 07/21/21 – Painting repairs to 385 Boundary Lane – approved Bencomo to repair and not solicit other companies.
- 08/02/21 – Weed control for units 451 – 455 for \$140 – Approved
- 08/02/21 – Aspen Tree Services bid for tree and shrub maintenance for \$1160 – Approved

4. Financials

a) Delinquencies

There is one delinquent account at the current moment. Carl Hostetter gave better contact info so this could be remedied.

b) Financials

Elaine had questions about the snow removal budget as well as the landscaping being over budget. Courtney said he will investigate the snow expenditure but feels it may be an incorrect allocation to the line item as it may be related to landscaping and not snow. Bill explained the landscaping was high due to the number of extra projects agreed between the Board and the landscaper.

5. General

a) Board member elections

Bill and Courtney explained the notification, nomination, and voting process to the board. Elaine's position is up for re-election, and she has someone in mind that may be interested. The meeting packs will allow owners to nominate candidates for the upcoming open position. The board briefly discussed when it would be suitable to have the annual meeting.

b) Update on Repairs & Maintenance

6. Projects

a) Exterior improvement applications

Elaine will start a first draft of a landscaping policy. We need to get the master plat map and truly understand what is limited common area & general common area. All improvements must be approved by the Board. Elaine presses that anything that is done needs to be fair to all owners. No approvals until current situation is under control and landscape policy is signed.

b) #481 BL exterior improvement request

This is approved, the board is only waiting on bids to proceed. The water runoff was determined to be the cause of the flagstones shifting. This is a large trip hazard and must be taken care of.

c) Update on 2021 Projects

d) Tree removal plan & budget

SMP estimated \$1,000 a tree when it comes to the big ones. Smaller ones can be taken care of by SMP, but the big ones are going to take a lot of man hours. Getting bid from John Haines, and we have a secondary back up in case that's too high. Carl asked SMP be prudent to talk to the master association and give them a plan of what we are going to replace those trees with.

e) Painting of buildings 4 & 5 in the Fall

The Board discussed how the upcoming reserve account might only allow for one building to be painted. The reserve study will indicate a budgetary amount for painting a building and bids will be sought once this figure is known. Quality is high priority. Buildings were built at different times so the painting and major repairs should be staggered. Carl raised that we might ask a painter if the buildings really need it and if they will last for another season maybe we hold off till next year. Tom brought up that people are starting to want to do it themselves.

7. Executive Session – if required

No executive session needed.

8. Next Meeting Date

Next meeting is tentatively scheduled for August 24th, 2021 @ 2pm

9. Adjournment

With no further business to discuss, the meeting adjourned at 5:12pm