

The Boundary Association
Association Annual Meeting
September 5, 2013

(a) Board Roll Call – Present were: Sandy Almazan, Mike Lacy, Bill Hoover, Doug Boyles, and Marjorie DeLuca.

A sign in sheet showed the following in attendance: Mike Lacy 411, Sandy Almazan 453, Doug Boyles Lots 11,10, 9, 7, 3, Bill Hoover 397, Pam Tweed 435, Werner Neff 393, Marjorie DeLuca 391, Connie and Magne Nostdahl 423. Marjorie DeLuca had a proxy from Tom Passavant 395, and Sandy Almazan had proxies from Cofield (455, 433), Hogg (431), and Heinz (455). Also in attendance were Chip Bishop, C.P.A. and David Smith, attorney.

(b) Sandy (President) stated that the procedures for notice of meeting or waiver of notice were met.

(c) Mike Lacy (Secretary) read the minutes from last year's meeting. Tom Tweed moved that the minutes from last year be accepted, Marjorie DeLuca seconded, the motion passed unanimously. A discussion followed about whether Marjorie DeLuca's term as a board member when she was elected last year was three years or one. Marjorie cleared up the disagreement by resigning effective September 5, 2013.

(d) Officers Report – President

- Sandy reported that the Bylaws remain unsigned. Bill Hoover moved that the Bylaws be approved and signed, Doug seconded. The motion passed unanimously.
- The landscape and snow removal contract with Four Seasons was terminated for cause at about the end of July 2013, and a new contract with HC Maintenance for landscape and sprinkler maintenance was signed. A partial listing of deficiencies with Four Seasons included: failure to perform under the contract terms, they were excessively slow to respond to requests, and change orders were too expensive. In addition, brown spots in the yard were not addressed timely, they did not respond to phone calls and emails, they over trimmed the bushes in the summer, and the snow removal was inconsistent and late.
- The snow removal contract will be addressed with another vendor. A discussion followed about broadleaf weeds overtaking the yards.
- Gutter cleaning will be done yearly, and grass has been removed from around the tree bases, making a much better look and reducing the tree bark damage from weed eaters.
- Contract to stain building 6 and caulk building 4 would soon be addressed. Chip Bishop noted that staining and caulking appear to be annual expenses and could be moved to operating expenses instead of reserve account expenses.

- It was reported by Margie that Carol Klein's deck will not hold paint. Bill Hoover said he has had a similar problem and found that the storm water under the deck did not drain properly. The Tweeds reported that many of the boards on their garage had split. Doug agreed to look at both of these issues even though he did not build Klein's unit.

(e) Reports of Committees – None

(f) Election of Directors

- David Smith clarified the stagger term of board members. A discussion about whether to have 3 or 5 board members followed. A vote was taken with 7 votes favoring 5 board members, and 10 votes favoring 3 board members.
- Doug nominated Bill Hoover to the board, Pam Tweed seconded and all approved. The board is Sandy Almazan thru 2015, Doug Boyles thru 2014, and Bill Hoover thru 2016.

(g) Unfinished Business

- The RVR Master Association decided revamp its website and include a place for each of the sub-associations. So, instead of having our own website, we will have a tab under the RVR website. All of our documents will be available there.
- Sandy brought up the parking issues which were discussed at last year's meeting. She noted that the Hogg's employees are now parking at the building 7 location and are no longer a problem. The Billingsley tenant still has four vehicles, and appears to permanently be parking in two guest spaces, which is against the Bylaws. However, it was noted that we did not want to get in the parking enforcement business, nor did we want to have "No Parking" signs, so we decided not to do anything about the renter's cars at this time.

(h) New Business

- Tom Tweed asked about the missing ditch in front of building 8. Doug reported that because the utilities for building 7 cross the ditch, the ditch for both building 7 and 8 would be installed by the developer after installation of the utilities to building 7. Or, if water was not going to be added, he would fill in the ditch in front of building 6.
- Bill Hoover noted that the budget process should have more input from the homeowners. Sandy stated that the 2014 budget would soon be determined, and it would be discussed at a future board meeting, probably in December.
- A discussion followed about the fact that our Bylaws do not allow short-term rentals, e.g., less than 30 days.
- Bill Hoover noted that it is time to vacuum the drier vents in building 5.

- David Smith said he would get form samples of the portions of CCIOA that will affect us, including the budget process requirements, to us in the near future. Most of CCIOA takes effect in February of 2014.
- Ratification of the 2013 budget – Pam Tweed asked questions about certain line items in the budget – property management, the reserve funds, amount of collections, and asked if there was anyone delinquent with dues. Chip answered all of her questions and said no one was delinquent. It was noted that the reserve study has been done and checked by Doug, Chip, Jim Noyes, and Ian Haas. Mike Lacy looked at the portions of the study dealing with sidewalk and street. The future budgets will need to account for the needs of the reserve study.
- Bill Hoover asked Chip for a comparison of budget to actual for 2012 and as much of 2013 as is available.
- Tom Tweed moved to accept the 2013 budget, Doug seconded, all approved.
- David Smith noted our need to record a Reallocation Amendment with Garfield County for buildings 5, 6, and 8.
- Sandy noted that the Boundary legal documents are on the RVRMA website.

At 5 PM, Mike made a motion to adjourn, Pam seconded, all approved.