



## 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.