

**THE BOUNDARY ASSOCIATION**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**Thursday July 14<sup>th</sup>, 2022 AT 5:00PM**  
**RVR Ranch House Conference Room & Zoom**

**Minutes of the Board of Directors Meeting of THE BOUNDARY AT RVR HOA, held at the RVR Ranch House Meeting Room and via Zoom at 5:00p.m. on July 14<sup>th</sup>, 2022.**

**I. Call to Order**

The meeting was called to order by President Tom Cooney at 5:00pm. Board members present included Tom Cooney, Carl Hostetter, and Nancy Dever. Homeowners present included Connie Nostdahl (423), Janny Anderson (465), Nancy and Jim McAtavey (403), Nancy Ball (391), Elaine Grossman (461), Laura and Jay Coffield (451), Charlie Cole (443), Steve Chase (475), Polly Whitcomb (463), Pat Freeman (483), Sheri Rayes (385).

Also present were Bill Crowley, Kari Crowley, and Nick Cova from Silver Mountain Properties and Ben Kelloff from American Family Insurance. Ashley Lynch, GM of River Valley Ranch was also present. Nick Cova from SMP assumed the role of Secretary to prepare a record of the proceedings

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

- With no changes requested, Carl made a motion to approve the minutes from the previous meeting held on 4/7/2022. The motion was seconded by Tom and the minutes were approved.

**III. Old Business**

- **Weed Control application:** Carl provided a brief update on the weed control that was applied to areas of some backyards. This was done to get rid of the noxious weeds that had been growing in these areas.
- **Roof Repair (unit 431):** An update was provided regarding the need for repairs on the roof above unit 431. The board previously approved ICM services to take care of these repairs once they are finished with the re-roofing project on buildings 1,2,4, and 5.
- **CCIOA Policies and Procedures Revision (HB22-1137):** It was discussed that the Association would need to update their governing documents to comply with recent changes to CCIOA. The attorney, Ben Johnston is currently working on these updates.
- **North Entrance Sign:** Carl provided an update on the north entrance sign. The sign has been completed and installed.

**IV. New Business**

- **Insurance Policy Review:** Ben Kelloff, from American Family insurance, gave a presentation on the Boundary's insurance policy and how it coincides with individual unit owners and their respective policies. Ben informed the board, as well as the other homeowners present, that the Association's policy would cover everything "from the studs out" in the event of a catastrophe such as fire. This means that the interior of each individual unit would need to be covered by the owner of that unit. Ben recommended that each individual owner carry a policy with a replacement cost of at least \$300 per square foot to ensure that the policy would cover the cost to rebuild the interior of their unit. The Association's policy is currently sufficient to cover the cost of rebuilding the entire exterior of all buildings as well as all load bearing walls and all mechanical, electrical, and plumbing, in the event of a catastrophe.

- **Y.T.D. Financial Report:** Kari provided a summary of the year-to-date financials for the Association. So far, the budget is on track with only a few line items coming in over budget. The main line item that is over budget so far is the administrative fees, which is due to the extra meetings and legal fees that were required in order to update the Association's allocation amendment.
- **2023 Budget:** Carl provided an explanation on the upcoming 2023 budget which will include a \$140,000 capital replenishment. This capital replenishment will be assessed quarterly so that unit owners can pay over time. These funds will be used to replenish the Association's reserves after the re-roofing and painting projects taking place in summer of 2022. Carl also provided a reminder to all present that On March 21, 2022, homeowners voted to change the common expense liability for each Unit as a percentage calculated by dividing the gross livable area square feet of said Unit into the total gross livable area square feet of all The Boundary Units.

**V. Exterior Improvements Policy and Procedure:** Carl briefly explained that per the HOA guidelines, any significant exterior changes done to any unit must be approved by both the RVR Master Association, as well as The Boundary Association. Small projects such as planting flowers or perennials are exempt from this approval process. Once approved, the owner may begin work on installing improvements. Once an exterior improvement is added to a unit, the owner of that unit is responsible for all maintenance of said improvement. The board had previously drafted a document that lays out the approval process for exterior improvements. Carl made a motion to approve this document and implement the exterior improvement policy. The motion was seconded by Tom and approved by the board.

**VI. New Board Members:** Carl introduced the two new members of the board who will be assuming their roles at the upcoming annual meeting, Jay Coffield and Jim McAtavey. Tom Cooney will also be starting a new term as President of the Board. Therefore, the Board will now have five members going forward.

**VII. Update from Landscape Committee:** Nancy Devers and Polly Whitcomb provided an update on the ongoing discussions that have taken place with the landscape committee regarding how to clean up the landscaping at the entrances. The committee feels that it would be cost effective to install grass at these entrances in order to minimize maintenance costs. It was decided that this will be an ongoing discussion.

**VIII. Adjourn:** With no further business to discuss the meeting was adjourned at 6:15 by Carl.