

BOUNDARY HOME OWNERS SUB-ASSOCIATION

Annual Meeting July 21, 2009

Meeting Agenda and **Minutes**

1:00 to 3:00 MDT

1. Introductions
 - 1.1. All Introduce self - Unit and how long owned
 - 1.1.1. Don Hogg, Pam Tweed, Tom Tweed, Margie DeLuca, Karen Glenn, Mike Lacy, Tom Passavant, Carol Klein, Laura Cofield, Doug Boyles, Bill Hoover
2. Background
 - 2.1. Boundary HOA
 - 2.1.1. Bill Hoover discussed history
 - 2.1.1.1. Board of Directors, Change of Declarants, Irrigation Water, Bird Remediation, Building Painting, and Declaration for The Boundary
3. Financial Information
 - 3.1. Budget review
 - 3.1.1. Discussed other owner groups in RVR
 - 3.1.2. Bill Hoover described budget process and dues calculations
 - 3.1.3. Financial Statements from Accountant presented
 - 3.1.4. Largest items highlighted e.g. Insurance and Landscape Maintenance and Snow removal
 - 3.1.4.1. Window Insurance – golf ball breakage not covered, but fogging covered Jeld-Wen depending on age
 - 3.1.5. Operating accounts well funded, Capital account underfunded
4. Old Business
 - 4.1. Bird problem
 - 4.1.1. Investment in bird deterrents still effective
 - 4.2. Owners and tenants of units with single car garages are reminded that per article 3.9 of the Amended and Restated Declaration for the Boundary, "...the garages must in fact be used for the parking of a motor vehicle, and only leftover space may be used for storage." Second vehicles should be parked in the driveway. This will be especially helpful during snow removal.
 - 4.3. Owners and tenants are reminded also to be considerate of others by avoiding slamming doors, loud music, etc. which can impact neighbors.

5. New Business

5.1. Patio Sun Screens

5.1.1. Specific Patio Sun Screen approval available on individual home owner basis whereby such home owner has responsibility for cost of installation and ongoing maintenance

5.2. Landscape Maintenance

5.2.1. Additional \$2000 committed to Landscape Maintenance catch up

5.3. Painting Buildings 1 & 2

5.3.1. Such painting will be required within the next year and at such time these buildings will be restored to the Boundary model

5.4. Board of Directors

5.4.1. Bill Hoover will continue as member of Board of Directors for another year with committee support. Pam Tweed to assist with Landscaping management

5.5. Appraisal of mid-year meeting time

5.5.1. Far superior turnout compared to Winter meetings. Budgeting will continue on calendar year basis with mail balloting for Budget approval if no additional Home Owner meetings

5.6. Motions from the floor

5.6.1. Interest expressed in more frequent meetings with no objection

5.6.2. Suggestion of Boundary on-line website. Tom Pasavant to investigate

5.6.3. Discussion regarding need for review and updating of Capital Reserve funding. Board of directors to revisit projections and report plan to Home Owners

5.6.4. Concern expressed regarding open culverts in water ditch on Boundary property. Board of Directors will research and implement solution

5.6.5. Discussion of exterior window washing becoming an HOA function

5.6.5.1. Pro: limiting liability exposure to uninsured labor; better pricing

5.6.5.2. Con: Increase in member dues

5.6.5.3. To be considered in preparation of 2010 Budget

5.6.6. Move to compensate Bill Hoover for time and expenses dedicated to Boundary HOA administration

5.6.6.1. Agreed to include in 2010 Budget with interim committee support

6. Adjournment