

**THE BOUNDARY AT RVR HOA
SPECIAL OWNERS MEETING
March 3, 2022 – 5:00 pm**

**Minutes of the Special Owners Meeting of THE BOUNDARY AT RVR HOA, held at the RVR Ranch House
Conference Room and via Zoom at 5:00pm on March 3, 2022.**

1) Call to Order:

The Treasurer, Carl Hostetter, called the meeting to order at 5:00pm, President, Tom Cooney seconded.

- Board members present: In person - Carl Hostetter and Nancy Dever. Tom Cooney joined via Zoom.
- Also present: Bill Crowley, Kari Crowley, and Nick Cova from Silver Mountain
Ashley Lynch, GM of River Valley Ranch was present as well as HOA Attorney, Ben Johnston, from AVAM. Kari assumed the role of secretary to prepare a recording of the meeting.
- Homeowners in attendance:
 - In person:
 - Nancy Dever – 383 Boundary Ln
 - Nancy Ball – 391 Boundary Ln
 - Nancy and Jim McAtavey – 403 Boundary Ln
 - Connie Nostdahl – 423 Boundary Ln
 - Harriett Morton – 453 Boundary Ln
 - Elaine Grossman – 461 Boundary Ln
 - Philippa Whitcomb – 463 Boundary
 - Carl Hostetter and Patricia Hohl – 473 Boundary Ln
 - Patricia and Matthew Freeman – 483 Boundary Ln
 - Via Zoom:
 - Sheri Rayes – 385 Boundary Ln
 - Marc Margulies – 407 Boundary Ln
 - Tom Cooney – 409 Boundary Ln
 - Brad Nelson (representing Barbara Nelson) – 431 Boundary Ln
 - Jay Cofield – 451 Boundary Ln
 - Jim Ramsey – 481 Boundary Ln

2) The purpose of this meeting was to discuss the Reallocation Amendment

Ben Johnston presented the deficiencies he found in prior amendments related to the allocated interests of owners and additional documents. He provided a very informative power point to help explain what was and was not done correctly by the Declarants since the inception of the Boundary Association.

Homeowner, Jay Cofield, presented his recommendation to allocate operating expenses equally among 33 Units and reserve expenses by Unit square footage. This will be referred to as a hybrid plan.

The Board suggested there is a more common and equitable method to calculate assessments that use square footage. Owner pays unit SF divided by total SF times total budget. A spreadsheet of the four allocation plans showing the comparison of each plan was shared with the owners to better understand the choices.

Prior to adjournment, a straw vote was held on the four allocation plan choices: 1) Current building fraction, 2) Square Footage by Unit, 3) Equal allocation between 33 units, and 4) the hybrid plan. The overwhelming consensus was to allocate by Unit Square Footage.

The Board agreed unanimously to recommend the passage of the Amendment prepared by attorney Ben Johnston.

On Thursday, March 10, 2022, all Unit owners will be solicited to vote on the Amendment via electronic ballot. Votes must be received by the Association no later than March 21, 2022, at noon. The results of the vote will be announced at the Association's Board Meeting to be held on Thursday, April 7, 2022, at 5:00 p.m. This meeting will be held in person and via Zoom.

In summary, The Board recommends approval of the proposed Amendment for the following reasons:

- The Amendment corrects deficiencies in our Governing Documents.
- The Amendment provides for each unit having equal voting rights in the Association
- Allocation of expenses using Sq. Ft. by Unit creates equal Sq. Ft. cost for all Units.
- Allocation by Sq. Ft. is more commonly used by homeowner associations across the country.
- Allocation by Sq. Ft. is easier for owners, prospective owners, and realtors to understand.

3) Adjournment:

With no further questions, Tom Cooney made a motion to adjourn the meeting at 6:18pm.