

The background of the image is a lush outdoor scene. A large tree with green leaves is on the left. To the right, a building with red vertical siding and windows is visible. In the foreground, a large, light-colored stone sign is placed on two smaller stones. The sign has the words "The Boundary" written on it in a dark, cursive font. To the right of the sign, there is a hanging basket of purple flowers. The overall lighting is soft, suggesting late afternoon or early morning.

QUARTERLY BOARD OF DIRECTOR'S MEETING

April 17, 2025, at 3:00 p.m.

RVR Ranch House Conference Room & Zoom

A dark, grayscale image showing the silhouettes of approximately ten people sitting around a long table in a meeting room. The people are seen from behind, and their reflections are visible on the glossy surface of the table. The overall mood is professional and formal.

Thank You Nancy

We extend our heartfelt gratitude to Nancy Dever for her contributions to our board, particularly in the landscape committee.

Welcome Cathy

We are also pleased to welcome Cathy Cooney to the board, whose extensive community service experience, including her role as Co-President of the RVR Master Association Board, will greatly benefit us.

AGENDA

BOARD OF DIRECTORS

Quarterly Meeting

April 17, 2025, 3:00 PM

RVR Ranch House Conference Room and Via Zoom

Board of Directors

Carl Hostetter, President
Cathy Cooney, Vice President/Secretary
Jay Cofield, Treasurer
Elaine Grossman, Director
Jim McAtavey, Director

Silver Mountain Property Management

Bill Crowley
Kari Crowley
Nick Cova

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- I. **3:00 PM** Call to Order- Establish Quorum
 - II. **3:02 PM** Consent Agenda
 - Approval of minutes from January 16, 2025.
 - Email Approvals
 - Appointment of Cathy Cooney to fill the vacated seat on the Board of Directors
 - Approval of 2025 Landscape Maintenance Contract (G. Vega Landscaping)
 - III. **3:05 PM** Public Comment
 - IV. **3:15 PM** Financial Report
 - First Quarter Financial Results
 - V. **3:30 PM** Old Business
 - Gutter Replacements (Bldgs 1, 2, 5 & 6)
 - Front porch leak repairs (Units 463 & 473)
 - VI. **3:50 PM** New Business
 - 2025 Reserve Study (Funding Plan)
 - Wildfire Risk Mitigation Measures
 - VII. **4:00 PM** Adjournment

MINUTES January 16, 2025



THE BOUNDARY ASSOCIATION MINUTES OF THE BOARD OF DIRECTORS QUARTERLY MEETING

A meeting of the Board of Directors of the Boundary Association was held on Thursday, January 16, 2025, at 3:00 PM MDT at the River Valley Ranch Clubhouse and via Zoom Conferencing, Carbondale, Colorado, County of Garfield.

RECORD OF PROCEEDINGS

- I. **Call to Order / Establish Quorum:** The meeting was called to order by President, Carl Hostetter, at 3:03 p.m. Board members present included Carl Hostetter, Elaine Grossman, and Jay Cofield. Jim McAtavey and Nancy Dever were absent. Other homeowners present were Chester White (387), Marc Margulies (407), Connie Nostdahl (423), and Lauri Nelson, representing the Barbara A Nelson Revocable Trust (431). Also present were Bill Crowley and Kari Crowley from Silver Mountain Properties. Kari Crowley assumed the role of secretary to prepare a recording of the meeting.
- II. **Approval of Minutes and the Consent Agenda:**
 - a. With no changes requested, Elaine Grossman motioned to approve the meeting minutes from the previous board meeting held on October 17, 2024. Jay Cofield seconded the motion, and all approved.
- III. **Financial Review**
 - a. **Fourth Quarter Financial Review:** Kari Crowley from SMP reported on the financials as of December 31, 2024. She went through all line items and added context where necessary. Ms. Crowley presented the year-end balance sheet, which showed an operating account balance of approximately \$21,000 and the reserve funds are split into three areas: a money market account holding approximately \$65,000, a 6-month CD holding \$40,000 as well as a 13-month CD holding \$50,000. Ms. Crowley then briefly reviewed the 2024 expenses and noted the cost of insurance being the largest expense for the Association. After this review, the Board found the financials to be in good standing.
 - b. **Capital Reserve History:** Carl Hostetter presented a 5-year history of the organization's capital reserve, including the reroofing and re-staining of buildings. The importance of the reserve study was emphasized and Mr. Hostetter explained that the study is expected to be completed soon and will provide additional data to aid in more accuracy of projecting the funds needed for future capital improvements. The Board and SMP will review and analyze the new reserve study once received. Bill Crowley from SMP said that the reserve study is an imperfect science and that adjustments may be necessary based on the property's needs.
- V. **Old Business**
 - a. **Gutter Replacements (Bldgs 1, 2, 5 & 6)** – Bill Crowley explained that buildings 5 and 6 had been completed based on the failure of the previous gutters due to rusting through the bottom of the gutter. Buildings 1 and 2 would be addressed later.

MINUTES

January 16, 2025

- b. **Front porch leak repairs (Units 463 & 473)** – Bill Crowley explained that both repairs have been completed, and the repairs seem to have solved the problem.
- c. **Email-Approval (\$1,500 cost-share with RVR Golf for Cottonwood Hazard Reduction** – Jay and Carl provided background on this topic and explained the shared cost between Boundary and the RVR golf course.
- d. **Email-Approval of Reserve Investment (\$40,000 6-month CD at 2.5% and \$50,000 13-month CD at 3.7%):** This was discussed in the financial review.
- e. **Corporate Transparency Act:** Full Compliance Achieved

VI. New Business

- a. **Backflow Inspections:** Carl Hostetter informed the Board of his recent knowledge that the Town of Carbondale is no longer requiring backflow inspections for residential properties.
- b. **Wildfire Mitigation:** Carl is still waiting for the wildfire mitigation report from the fire department. The Board will review the report at the next meeting in April.
- c. **Transfer Tax:** Elaine Grossman introduced the idea of a transfer tax upon the sale of a home in Boundary which would collect a one-time capital contribution paid to the HOA from the buyer to add to the reserve funds. Kari Crowley explained that the HOA would need to amend the governing documents to implement a transfer fee, also known as a working capital contribution, for home buyers. As the Boundary documents do not currently mention or allow transfer fees, the HOA would need to go through a vote by the ownership and engage legal services to amend the documents.
- d. **Landscape Plan:** The Board discussed the potential need for a landscape plan to replace trees that may be removed due to their proximity to buildings. This will be discussed further at the next meeting.
- e. **2025 Schedule:** Mr. Hostetter also reviewed the election and budget schedule for the year.

VII. Homeowner Open Forum

- a. **Voluntary owner directory** – This topic was discussed, and it was determined that a directory would not be established, and it is encouraged that neighbors introduce themselves to each other.
- b. **Xcel Energy Insurance** – Discussion took place after a homeowner brought this topic to the attention of the BOD. Jay expressed that he had been participating in the program, and it had already paid for itself from a personal experience he had. Ultimately it is up to the homeowner to decide for themselves if they wish to participate in the program. The BOD does not have a recommendation either way.

VIII. Adjournment: With nothing further to discuss, Jay Cofield motioned to adjourn the meeting at 4:24pm. Carl Hostetter seconded and the meeting adjourned.

Respectfully submitted,

/s/ Kari Crowley

Secretary to the Meeting

/s/ Carl Hostetter

President

BALANCE SHEET as of 3/31/2025

ASSETS

Current Assets

Operating Funds

Alpine Bank Checking	30,246.18
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Total Operating Funds	30,246.18
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Reserve Funds

Alpine Bank MMA	72,744.90
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Alpine Bank CD 59854	50,754.19
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Alpine Bank CD 59853	40,411.36
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Total Reserve Funds	163,910.45
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Total Operating/Reserve Funds	194,156.63
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Accounts Receivable

Accounts Receivable	70.55
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Total Accounts Receivable	70.55
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Total Current Assets	194,227.18
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TOTAL ASSETS	194,227.18
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LIABILITIES & EQUITY

Liabilities

Other Current Liabilities

Prepaid HOA Dues	16,528.78
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Total Other Current Liabilities	16,528.78
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Total Liabilities	16,528.78
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EQUITY

Unrestricted Assets	158,034.47
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Net Income	19,663.93
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Total Equity	177,698.40
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TOTAL LIABILITIES & EQUITY	194,227.18
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13 Month @ 3.64%
Maturity Date: 11/26/2025

6 Month @ 2.47% Maturity
Date: 4/25/2025

OPERATING P&L PERFORMANCE

	Actual 1st Qrt	Budget YTD	\$ Var YTD	Budget 2025
INCOME				
Operating Assessments	34,624.97	34,625.00	(0.03)	138,500.00
Total Income	34,624.97	34,625.00	(0.03)	138,500.00
EXPENSE				
Administrative				
Licenses & Permits	-	-	-	80.00
Office Expenses	20.96	87.47	(66.51)	350.00
Website	-	-	-	300.00
Total Administrative	20.96	87.47	(66.51)	730.00
Insurance	11,445.00	11,445.00	-	62,000.00
Professional Fees				
Accounting (CPA)	500.00	600.00	(100.00)	600.00
Legal Services	405.00	-	405.00	-
Property Management	2,160.00	2,160.00	-	8,640.00
Project Management	2,725.55	5,000.00	(2,274.45)	5,000.00
Reserve Study	1,475.00	-	1,475.00	-
Total Professional Fees	7,265.55	7,760.00	(494.45)	14,240.00
Repairs & Maintenance				
Buildings	308.75	375.00	(66.25)	1,500.00
Common Area	-	375.00	(375.00)	1,500.00
Contract Landscaping	-	-	-	50,000.00
Contract Snow Removal	6,832.50	3,000.00	3,832.50	6,000.00
Project Landscaping	-	-	-	-
R & M Supplies	-	109.97	(109.97)	440.00
Total Repairs & Maintenance	7,141.25	3,859.97	3,281.28	59,440.00
Taxes				
Federal	378.00	-	378.00	-
State	43.00	-	43.00	-
Total Taxes	421.00	-	421.00	-
Utilities				
Electric	138.39	150.00	(11.61)	600.00
Water	-	-	-	1,490.00
Total Utilities	138.39	150.00	(11.61)	2,090.00
Total Expense	26,432.15	23,302.44	3,129.71	138,500.00
Net Operating Income	8,192.82	11,322.56	(3,129.74)	-

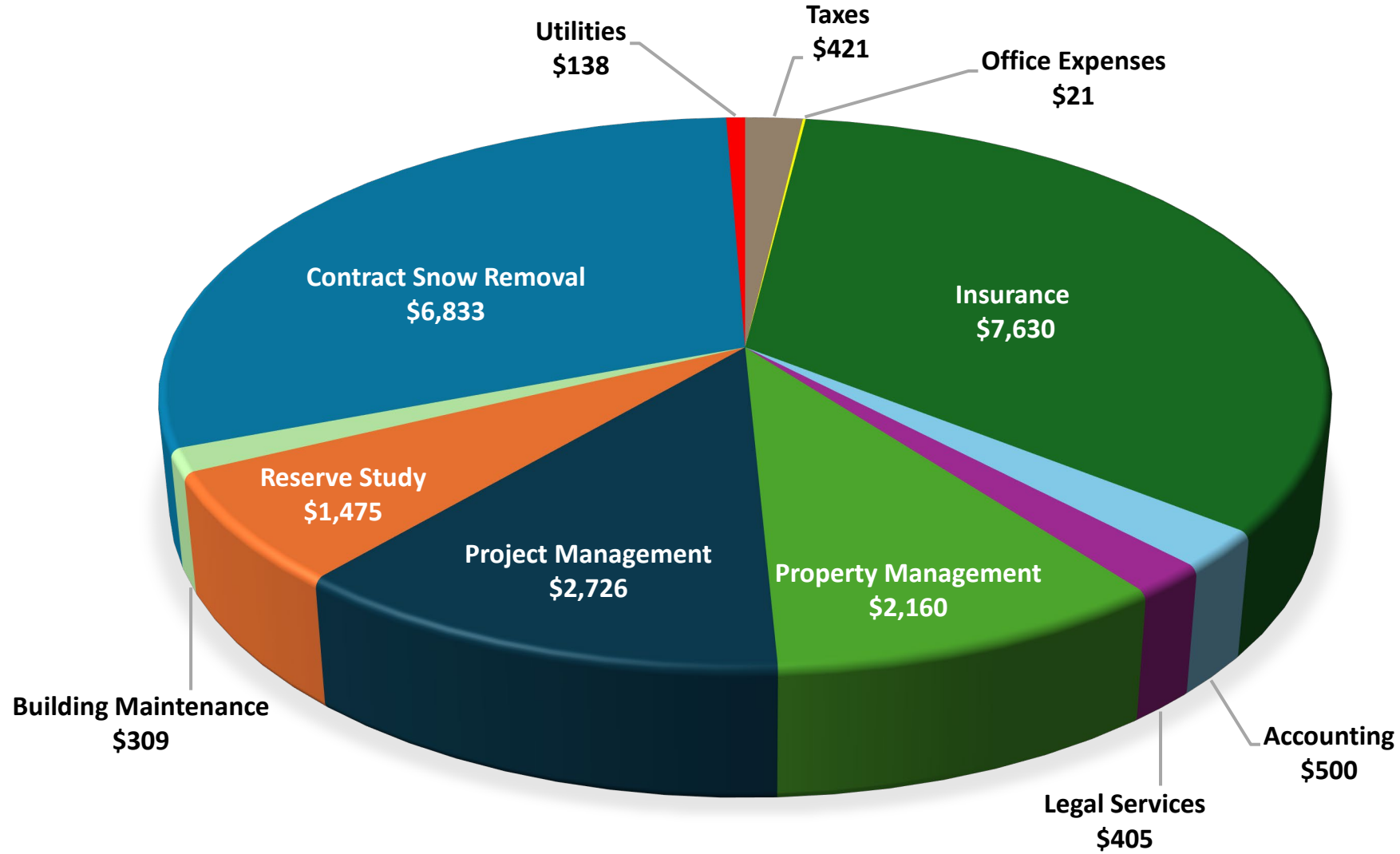
Taxes paid on interest income
not budgeted in 2025

RESERVE P&L PERFORMANCE

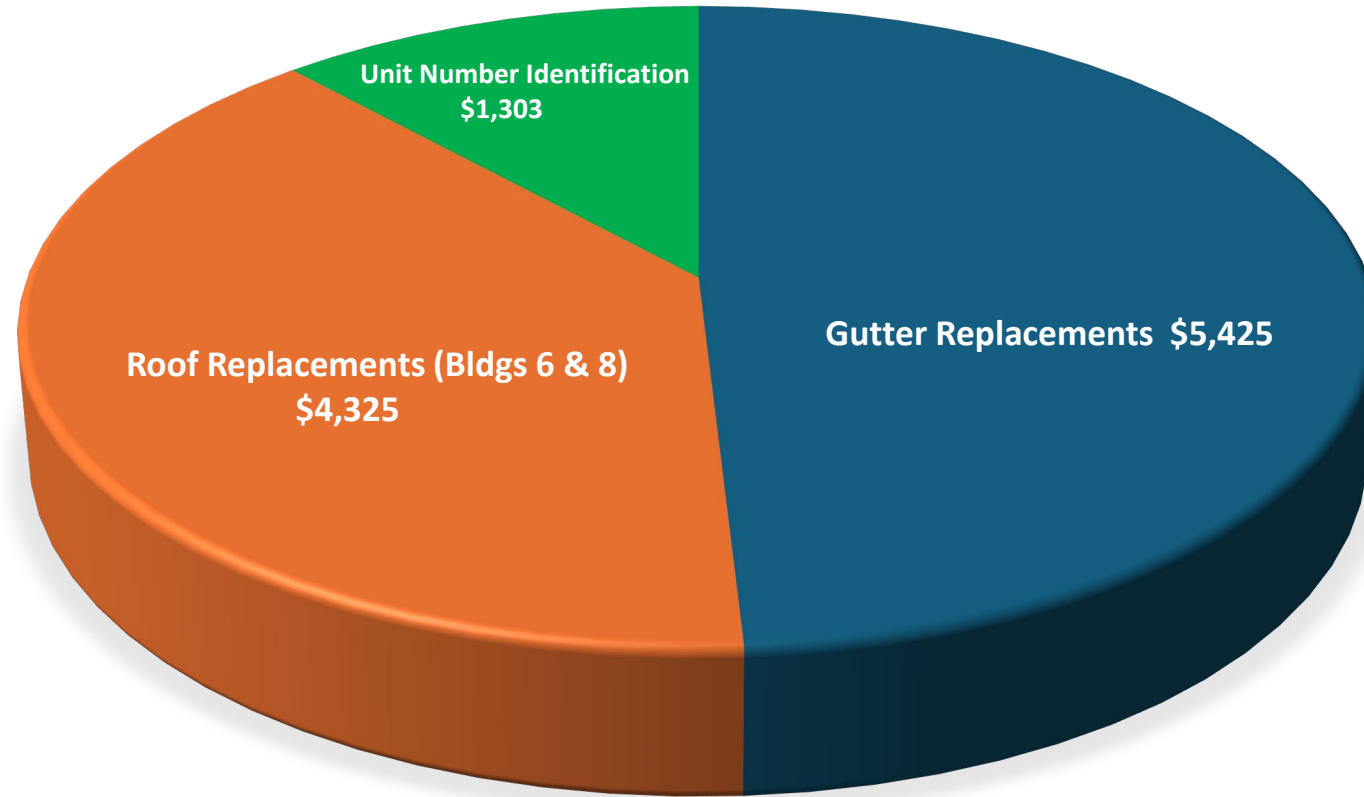
	Actual 1st Qrt	Budget YTD	\$ Var YTD	Budget 2025
INCOME				
Reserve Assessments	17,700.61	17,727.25	(26.64)	70,909.00
Interest Income	1,008.65	-	1,008.65	-
Total Income	18,709.26	17,727.25	982.01	70,909.00
EXPENSE				
Roof Replacement (Bldgs 6 & 8)	4,325.00		4,325.00	
Gutter Replacement	5,425.00		5,425.00	
Exterior Staining (Bldgs 7 & 8)		40,000.00	(40,000.00)	40,000.00
Roadway Crack Seal	-	7,500.00	(7,500.00)	7,500.00
North Entrance Signage	-	5,000.00	(5,000.00)	5,000.00
Unit Number Identification	1,303.15	4,500.00	(3,196.85)	4,500.00
Total Expense	11,053.15	57,000.00	(45,946.85)	57,000.00
Net Reserve Income	7,656.11	(39,272.75)	46,928.86	13,909.00
P&L SUMMARY				
Net Operating Profit	12,007.82	7,267.55	4,740.27	-
Net Reserve Profit	7,656.11	(39,272.75)	46,928.86	13,909.00
Net Operating/Reserve Profit	19,663.93	(32,005.20)	51,669.13	13,909.00

These two expenses
were budgeted in 2024
and paid in 2025

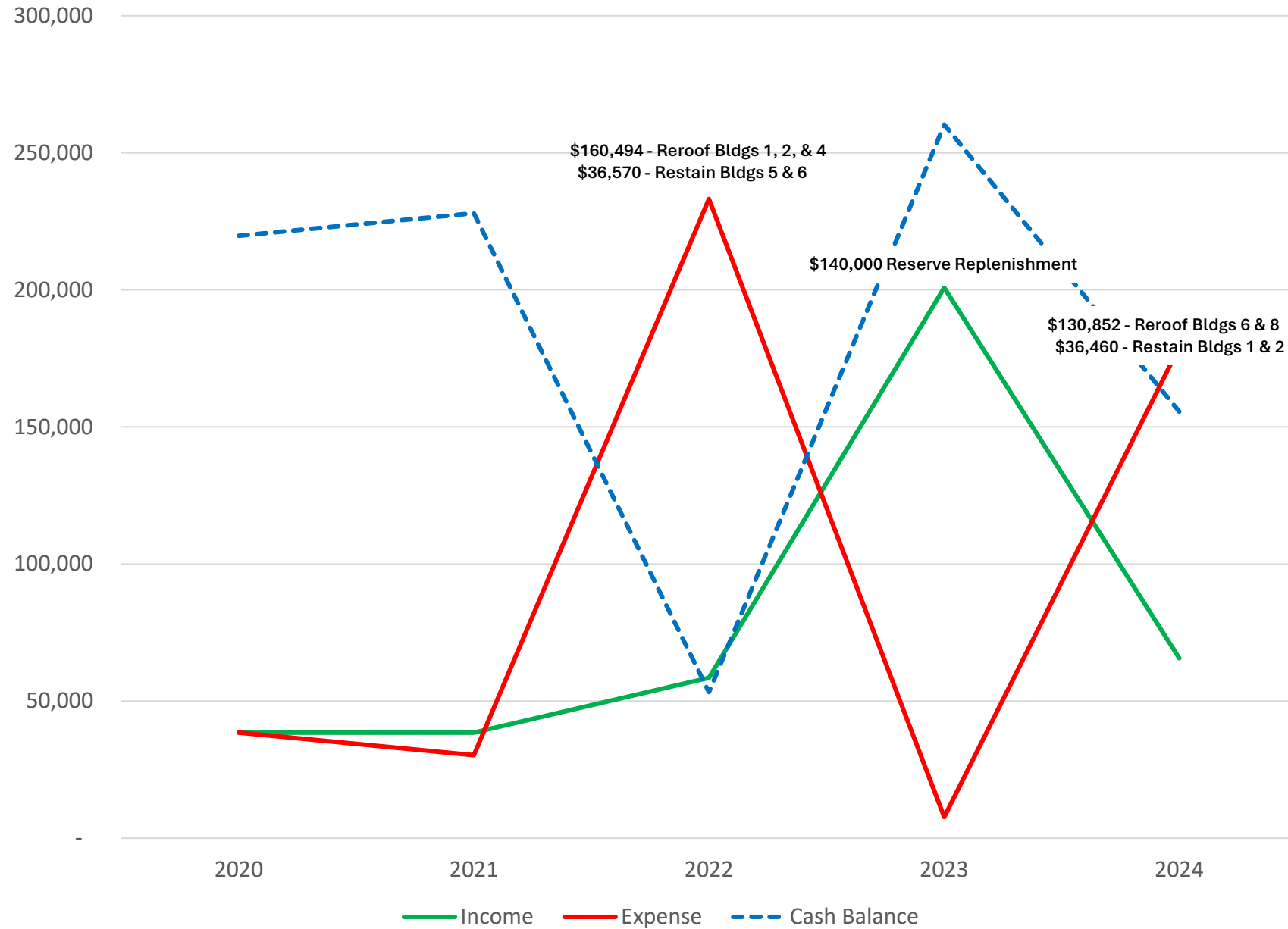
1st Quarter Operating Expenses



1st Quarter Reserve Expenses



CAPITAL RESERVE 5-Year History



MAJOR FUTURE RESERVE EXPENSES

TIME FRAME	COMPONENT	ESTIMATED COST
2025-2054	Exterior Painting	\$1,884,615
2051	Replace Wood Siding	\$1,149,032
2031-2051	Replace Steel Roofs	\$345,711
2037	Resurface Asphalt Roadway	\$156,834
2051-2054	Replace Asphalt Roofs	\$1,347,990
2025-2054	Projected Total Reserve Expenses	\$5,634,196
	Average Cost Per Owner	\$170,733

Association Reserves Funding Recommendation

30-Year Reserve Plan Summary

Report # 22010-1 With-Site-Visit

Fiscal Year Start: 2025

Net After Tax Interest: 1.50 %

Avg 30-Yr Inflation: 3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date

Projected Reserve Balance Changes

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase In Annual Reserve Funding	Reserve Funding	Loan or Special Assmts	Interest Income	Reserve Expenses
2025	172,000	1,337,159	12.9 %	High	224.36 %	230,000	-	3,435	119,200
2026	286,235	1,421,530	20.1 %	High	3.00 %	236,900	-	6,054	7,674
2027	521,515	1,628,316	32.0 %	Medium	3.00 %	244,007	-	9,186	70,603
2028	704,106	1,781,649	39.5 %	Medium	3.00 %	251,327	-	12,497	4,699
2029	963,231	2,012,780	47.9 %	Medium	3.00 %	258,867	-	16,151	46,596
2030	1,191,653	2,213,166	53.8 %	Medium	3.00 %	266,633	-	19,062	125,781
2031	1,351,567	2,343,643	57.7 %	Medium	3.00 %	274,632	-	21,462	135,823
2032	1,511,837	2,473,499	61.1 %	Medium	3.00 %	282,871	-	24,291	89,904
2033	1,729,096	2,660,532	65.0 %	Medium	3.00 %	291,357	-	28,255	8,107
2034	2,040,600	2,943,590	69.3 %	Medium	3.00 %	300,098	-	32,064	135,435
2035	2,237,326	3,110,338	71.9 %	Low	3.00 %	309,101	-	35,025	145,815
2036	2,435,637	3,277,937	74.3 %	Low	3.00 %	318,374	-	39,113	10,313
2037	2,782,811	3,596,865	77.4 %	Low	3.00 %	327,925	-	41,995	332,559
2038	2,820,173	3,600,384	78.3 %	Low	3.00 %	337,763	-	39,778	710,770
2039	2,486,943	3,221,595	77.2 %	Low	3.00 %	347,896	-	39,789	52,941
2040	2,821,687	3,516,366	80.2 %	Low	3.00 %	358,333	-	43,996	175,739
2041	3,048,277	3,701,077	82.4 %	Low	3.00 %	369,082	-	46,417	319,096
2042	3,144,681	3,751,479	83.8 %	Low	3.00 %	380,155	-	47,630	362,387
2043	3,210,080	3,766,844	85.2 %	Low	3.00 %	391,560	-	51,385	7,320
2044	3,645,704	4,156,671	87.7 %	Low	3.00 %	403,306	-	55,962	284,243
2045	3,820,729	4,281,493	89.2 %	Low	3.00 %	415,406	-	59,276	207,522
2046	4,087,889	4,497,869	90.9 %	Low	3.00 %	427,868	-	64,808	21,858
2047	4,558,706	4,921,021	92.6 %	Low	3.00 %	440,704	-	71,123	140,067
2048	4,930,466	5,244,434	94.0 %	Low	3.00 %	453,925	-	76,383	200,319
2049	5,260,454	5,525,091	95.2 %	Low	3.00 %	467,543	-	82,281	92,899
2050	5,717,379	5,934,701	96.3 %	Low	3.00 %	481,569	-	88,274	227,175
2051	6,060,047	6,228,481	97.3 %	Low	3.00 %	496,016	-	86,475	1,165,098
2052	5,477,440	5,575,505	98.2 %	Low	3.00 %	510,896	-	84,551	269,553
2053	5,803,335	5,836,158	99.4 %	Low	3.00 %	526,223	-	91,514	14,643
2054	6,406,430	6,378,319	100.4 %	Low	3.00 %	542,010	-	100,230	82,480
						10,942,347		1,418,462	5,566,619

This plan would require a Special Assessment that could average \$4,800 per owner.

Reserve Balance at the end of 30 years

Silver Mountain & BOD Funding Recommendation

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase Annual Funding	Annual Reserve Funding	Loan or Special Assmt	Interest Income	Reserve Expenses
2025	155,573	1,154,546	13.5%	High	8.0%	70,909		2,331	73,450
2026	155,363	1,256,957	12.4%	High	8.0%	76,582	-	2,505	55,584
2027	178,866	1,385,145	12.9%	High	8.0%	82,708	-	3,045	37,232
2028	227,387	1,540,513	14.8%	High	8.0%	89,325	-	3,771	44,739
2029	275,744	1,697,376	16.2%	High	8.0%	96,471	-	4,498	52,333
2030	324,380	1,855,824	17.5%	High	8.0%	104,189	-	5,137	72,744
2031	360,961	2,002,844	18.0%	High	8.0%	112,524	-	4,856	191,364
2032	286,977	2,037,085	14.1%	High	8.0%	121,526	-	4,865	51,218
2033	362,150	2,221,841	16.3%	High	8.0%	131,248	-	6,049	54,524
2034	444,922	2,414,027	18.4%	High	8.0%	141,747	-	6,717	142,086
2035	451,301	2,527,240	17.9%	High	8.0%	153,087	-	7,335	84,331
2036	527,392	2,708,952	19.5%	High	8.0%	165,334	-	8,650	74,701
2037	626,675	2,911,818	21.5%	High	8.0%	178,561	-	8,641	287,712
2038	526,165	2,907,324	18.1%	High	8.0%	192,846	-	8,454	125,768
2039	601,697	3,075,631	19.6%	High	8.0%	208,273	-	10,203	60,650
2040	759,523	3,322,378	22.9%	High	8.0%	224,935	-	12,381	104,462
2041	892,378	3,537,910	25.2%	High	8.0%	242,930	-	14,581	96,868
2042	1,053,021	3,774,434	27.9%	High	8.0%	262,365	-	17,448	58,007
2043	1,274,826	4,064,985	31.4%	Medium	8.0%	283,354	-	20,868	69,701
2044	1,509,347	4,359,319	34.6%	Medium	8.0%	306,022	-	24,577	70,310
2045	1,769,636	4,669,181	37.9%	Medium	8.0%	330,504	-	28,281	124,892
2046	2,003,529	4,939,664	40.6%	Medium	8.0%	356,944	-	32,137	108,390
2047	2,284,220	5,243,031	43.6%	Medium	8.0%	385,500	-	36,808	79,796
2048	2,626,732	5,592,955	47.0%	Medium	8.0%	416,340	-	40,758	272,635
2049	2,811,194	5,762,998	48.8%	Medium	8.0%	449,647	-	45,075	103,260
2050	3,202,656	6,121,090	52.3%	Medium	8.0%	485,619	-	51,047	131,385
2051	3,607,937	6,469,703	55.8%	Medium	8.0%	524,468	-	47,187	1,491,855
2052	2,687,737	5,436,500	49.4%	Medium	8.0%	566,425	-	41,118	497,114
2053	2,798,166	5,406,164	51.8%	Medium	8.0%	611,739	-	41,815	671,031
2054	2,780,690	5,205,340	53.4%	Medium	8.0%	660,679	-	44,374	346,054
						8,032,799	-	585,512	5,634,196

This plan maintains the 8% annual increase approved in 2022 and does not require a Special Assessment.

Reserve Balance at the end of 30 years

RESERVE FUNDING PLAN 2025 - 2034

2025	
Starting Reserve Balance	155,573

INCOME

Reserve Income	70,909
Interest Income	2,331
Total	73,240

EXPENSE

Reserve Expenses	73,450
Total	73,450

Ending Reserve Balance	155,363
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Reserve Expenses	
Concrete Patio/Walkways - Repair	7,750
Asphalt Road - Seal/Repair	6,400
Wood Deck -Seal/Repair	4,300
Balcony Rails - Paint	15,000
Wood Siding - Paint/Repair (Phase 5)	40,000
Total	73,450

2030	
Starting Reserve Balance	324,380

INCOME

Reserve Income	104,189
Interest Income	5,137
Total	109,326

EXPENSE

Reserve Expenses	72,744
Total	72,744

Ending Reserve Balance	360,961
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Reserve Expenses	
Concrete Patio/Walkways - Repair	8,984
Balcony Rails - Paint	17,389
Wood Siding - Paint/Repair (Phase 5)	46,371
Total	72,744

2026	
Starting Reserve Balance	155,363

INCOME

Reserve Income	76,582
Interest Income	2,505
Total	79,087

EXPENSE

Reserve Expenses	55,584
Total	55,584

Ending Reserve Balance	178,866
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Reserve Expenses	
Concrete Driveways - Repair	7,674
Wood Siding - Paint/Repair (Phase 2)	47,910
Total	55,584

2031	
Starting Reserve Balance	360,961

INCOME

Reserve Income	112,524
Interest Income	4,856
Total	117,380

EXPENSE

Reserve Expenses	191,364
Total	191,364

Ending Reserve Balance	286,977
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Reserve Expenses	
Concrete Driveways - Repair	8,896
Wood Deck -Seal/Repair	5,134
Wood Siding - Paint/Repair (Phase 2)	55,541
Metal Roof - Replace (Phase 1)	73,434
Gutters/Dowspouts - Replace	48,359
Total	191,364

2027	
Starting Reserve Balance	178,866

INCOME

Reserve Income	82,708
Interest Income	3,045
Total	85,753

EXPENSE

Reserve Expenses	37,232
Total	37,232

Ending Reserve Balance	227,387
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Reserve Expenses	
Wood Siding - Paint/Repair (Phase 4)	37,232
Total	37,232

2032	
Starting Reserve Balance	286,977

INCOME

Reserve Income	121,526
Interest Income	4,865
Total	126,391

EXPENSE

Reserve Expenses	51,218
Total	51,218

Ending Reserve Balance	362,150
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Reserve Expenses	
Wood Siding - Paint/Repair (Phase 4)	43,162
Irrigation Clocks - Replace	8,056
Total	51,218

2028	
Starting Reserve Balance	227,387

INCOME

Reserve Income	89,325
Interest Income	3,771
Total	93,096

EXPENSE

Reserve Expenses	44,739
Total	44,739

Ending Reserve Balance	275,744
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Reserve Expenses	
Wood Deck -Seal/Repair	4,699
Wood Siding - Paint/Repair (Phase 3)	40,040
Total	44,739

2033	
Starting Reserve Balance	362,150

INCOME

Reserve Income	131,248
Interest Income	6,049
Total	137,297

EXPENSE

Reserve Expenses	54,524
Total	54,524

Ending Reserve Balance	444,922
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Reserve Expenses	
Asphalt Road - Seal/Repair	8,107
Wood Siding - Paint/Repair (Phase 3)	46,417
Total	54,524

2029	
Starting Reserve Balance	275,744

INCOME

Reserve Income	96,471
Interest Income	4,498
Total	100,969

EXPENSE

Reserve Expenses	52,333
Total	52,333

Ending Reserve Balance	324,380
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Reserve Expenses	
Asphalt Road - Seal/Repair	7,203
Wood Siding - Paint/Repair (Phase 1)	45,130
Total	52,333

2034	
Starting Reserve Balance	444,922

INCOME

Reserve Income	141,747
Interest Income	6,717
Total	148,464

EXPENSE

Reserve Expenses	142,086
Total	142,086

Ending Reserve Balance	451,301
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Reserve Expenses	
Trex Decks - Replace	24,138
Wood Deck -Seal/Repair	5,611
Wood Deck - Resurface/Restore	60,020
Wood Siding - Paint/Repair (Phase 1)	52,317
Total	142,086

RESERVE FUNDING PLAN 2035 - 2044

2035	
Starting Reserve Balance	451,301

INCOME	
Reserve Income	153,087
Interest Income	7,335
Total	160,422

EXPENSE	
Reserve Expenses	84,331
Total	84,331

Ending Reserve Balance	527,392
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Reserve Expenses	
Concrete Patio/Walkways - Repair	10,415
Balcony Rails - Paint	20,159
Wood Siding - Paint/Repair (Phase 5)	53,757
Total	84,331

2036	
Starting Reserve Balance	527,392

INCOME	
Reserve Income	165,334
Interest Income	8,650
Total	173,984

EXPENSE	
Reserve Expenses	74,701
Total	74,701

Ending Reserve Balance	626,675
------------------------	---------

Reserve Expenses	
Concrete Driveways - Repair	10,313
Wood Siding - Paint/Repair (Phase 2)	64,388
Total	74,701

2037	
Starting Reserve Balance	626,675

INCOME	
Reserve Income	178,561
Interest Income	8,641
Total	187,202

EXPENSE	
Reserve Expenses	287,712
Total	287,712

Ending Reserve Balance	526,165
------------------------	---------

Reserve Expenses	
Asphalt Road - Seal/Repair	9,125
Asphalt Road - Resurface	156,834
Ext. Lights (Decorative) - Replace	65,585
Wood Deck -Seal/Repair	6,131
Wood Siding - Paint/Repair (Phase 4)	50,037
Total	287,712

2038	
Starting Reserve Balance	526,165

INCOME	
Reserve Income	192,846
Interest Income	8,454
Total	201,300

EXPENSE	
Reserve Expenses	125,768
Total	125,768

Ending Reserve Balance	601,697
------------------------	---------

Reserve Expenses	
Wood Siding - Paint/Repair (Phase 3)	53,810
Metal Roof - Replace (Phase 2)	71,958
Total	125,768

2039	
Starting Reserve Balance	601,697

INCOME	
Reserve Income	208,273
Interest Income	10,203
Total	218,476

EXPENSE	
Reserve Expenses	60,650
Total	60,650

Ending Reserve Balance	759,523
------------------------	---------

Reserve Expenses	
Wood Siding - Paint/Repair (Phase 1)	60,650
Total	60,650

2040	
Starting Reserve Balance	759,523

INCOME	
Reserve Income	224,935
Interest Income	12,381
Total	237,316

EXPENSE	
Reserve Expenses	104,462
Total	104,462

Ending Reserve Balance	892,378
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Reserve Expenses	
Concrete Patio/Walkways - Repair	12,074
Wood Deck -Seal/Repair	6,699
Balcony Rails - Paint	23,370
Wood Siding - Paint/Repair (Phase 5)	62,319
Total	104,462

2041	
Starting Reserve Balance	892,378

INCOME	
Reserve Income	242,930
Interest Income	14,581
Total	257,511

EXPENSE	
Reserve Expenses	96,868
Total	96,868

Ending Reserve Balance	1,053,021
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Reserve Expenses	
Concrete Driveways - Repair	11,955
Asphalt Road - Seal/Repair	10,270
Wood Siding - Paint/Repair (Phase 2)	74,643
Total	96,868

2042	
Starting Reserve Balance	1,053,021

INCOME	
Reserve Income	262,365
Interest Income	17,448
Total	279,813

EXPENSE	
Reserve Expenses	58,007
Total	58,007

Ending Reserve Balance	1,274,826
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Reserve Expenses	
Wood Siding - Paint/Repair (Phase 4)	58,007
Total	58,007

2043	
Starting Reserve Balance	1,274,826

INCOME	
Reserve Income	283,354
Interest Income	20,868
Total	304,222

EXPENSE	
Reserve Expenses	69,701
Total	69,701

Ending Reserve Balance	1,509,347
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Reserve Expenses	
Wood Deck -Seal/Repair	7,320
Wood Siding - Paint/Repair (Phase 3)	62,381
Total	69,701

2044	
Starting Reserve Balance	1,509,347

INCOME	
Reserve Income	306,022
Interest Income	24,577
Total	330,599

EXPENSE	
Reserve Expenses	70,310
Total	70,310

Ending Reserve Balance	1,769,636
------------------------	-----------

Reserve Expenses	
Wood Siding - Paint/Repair (Phase 1)	70,310
Total	70,310

RESERVE FUNDING PLAN 2045 - 2054

2045	
Starting Reserve Balance	1,769,636

INCOME

Reserve Income	330,504
Interest Income	28,281
Total	358,785

EXPENSE

Reserve Expenses	124,892
Total	124,892

Ending Reserve Balance	2,003,529
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Reserve Expenses	
Concrete Patio/Walkways - Repair	13,997
Asphalt Road - Seal/Repair	11,559
Balcony Rails - Paint	27,092
Wood Siding - Paint/Repair (Phase 5)	72,244
Total	124,892

2046	
Starting Reserve Balance	2,003,529

INCOME

Reserve Income	356,944
Interest Income	32,137
Total	389,081

EXPENSE

Reserve Expenses	108,390
Total	108,390

Ending Reserve Balance	2,284,220
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Reserve Expenses	
Concrete Driveways - Repair	13,859
Wood Deck -Seal/Repair	7,999
Wood Siding - Paint/Repair (Phase 2)	86,532
Total	108,390

2047	
Starting Reserve Balance	2,284,220

INCOME

Reserve Income	385,500
Interest Income	36,808
Total	422,308

EXPENSE

Reserve Expenses	79,796
Total	79,796

Ending Reserve Balance	2,626,732
------------------------	-----------

Reserve Expenses	
Wood Siding - Paint/Repair (Phase 4)	67,246
Irrigation Clocks - Replace	12,550
Total	79,796

2048	
Starting Reserve Balance	2,626,732

INCOME

Reserve Income	416,340
Interest Income	36,808
Total	453,148

EXPENSE

Reserve Expenses	272,635
Total	272,635

Ending Reserve Balance	2,807,244
------------------------	-----------

Reserve Expenses	
Wood Siding - Paint/Repair (Phase 3)	72,316
Metal Roof - Replace (Phase 3)	200,319
Total	272,635

2049	
Starting Reserve Balance	2,807,244

INCOME

Reserve Income	449,647
Interest Income	36,808
Total	486,455

EXPENSE

Reserve Expenses	103,260
Total	103,260

Ending Reserve Balance	3,190,439
------------------------	-----------

Reserve Expenses	
Asphalt Road - Seal/Repair	13,010
Wood Deck -Seal/Repair	8,741
Wood Siding - Paint/Repair (Phase 1)	81,509
Total	103,260

2050	
Starting Reserve Balance	3,190,439

INCOME

Reserve Income	485,619
Interest Income	36,808
Total	522,427

EXPENSE

Reserve Expenses	131,385
Total	131,385

Ending Reserve Balance	3,581,481
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Reserve Expenses	
Concrete Patio/Walkways - Repair	16,227
Balcony Rails - Paint	31,407
Wood Siding - Paint/Repair (Phase 5)	83,751
Total	131,385

2051	
Starting Reserve Balance	3,581,481

INCOME

Reserve Income	524,468
Interest Income	36,808
Total	561,276

EXPENSE

Reserve Expenses	1,491,855
Total	1,491,855

Ending Reserve Balance	2,650,902
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Reserve Expenses	
Concrete Driveways - Repair	16,067
Wood Siding - Paint/Repair (Phase 2)	100,314
Wood Siding - Replace (Phase 1)	1,149,032
Comp. Shingle Roof - Replace (Phase 4)	226,442
Total	1,491,855

2052	
Starting Reserve Balance	2,650,902

INCOME

Reserve Income	566,425
Interest Income	36,808
Total	603,233

EXPENSE

Reserve Expenses	497,114
Total	497,114

Ending Reserve Balance	2,757,021
------------------------	-----------

Reserve Expenses	
Wood Deck -Seal/Repair	9,552
Balcony Rails - Replace	112,175
Wood Siding - Paint/Repair (Phase 4)	77,956
Comp. Shingle Roof - Replace (Phase 1)	226,431
Total	497,114

2053	
Starting Reserve Balance	2,757,021

INCOME

Reserve Income	611,739
Interest Income	36,808
Total	648,547

EXPENSE

Reserve Expenses	671,031
Total	671,031

Ending Reserve Balance	2,734,538
------------------------	-----------

Reserve Expenses	
Asphalt Road - Seal/Repair	14,643
Wood Siding - Paint/Repair (Phase 3)	83,834
Comp. Shingle Roof - Replace (Phase 3)	572,554
Total	671,031

2054	
Starting Reserve Balance	2,734,538

INCOME

Reserve Income	660,679
Interest Income	36,808
Total	697,487

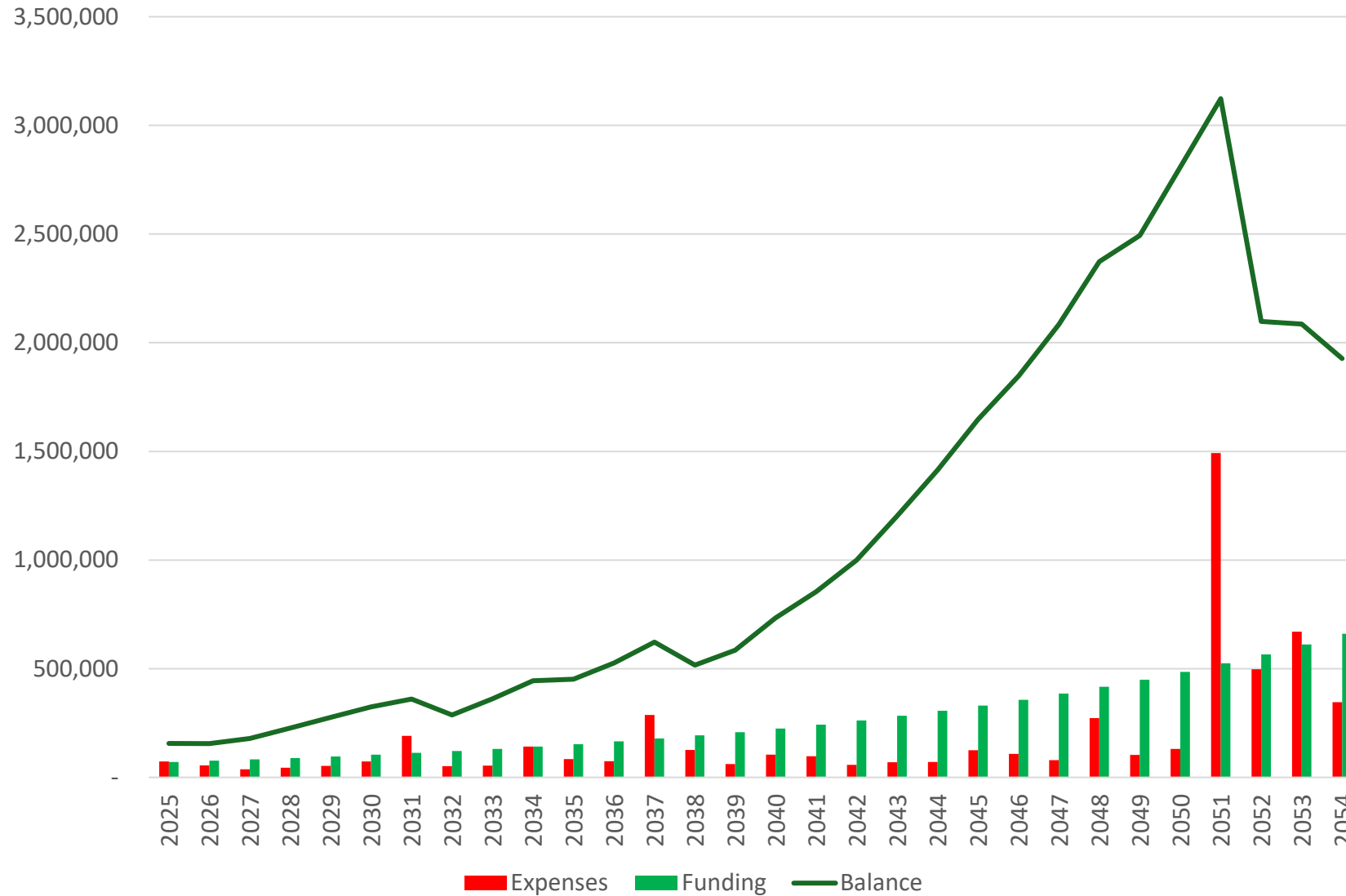
EXPENSE

Reserve Expenses	346,054
Total	346,054

Ending Reserve Balance	3,085,970
------------------------	-----------

Reserve Expenses	
Wood Siding - Paint/Repair (Phase 1)	94,491
Comp. Shingle Roof - Replace (Phase 2)	251,563
Total	346,054

RESERVE PLAN



COTTONWOOD HAZARD REDUCTION

Shared Expense with Golf at RVR

Total Project Cost \$4,000 – Our Contribution \$1,500



WILDFIRE RISK ASSESSMENT



Wildfire Risk Assessment for RVR area



Date: Sept. 24, 2024

Inspector: Karl Oliver/Kent Oliver

Carbondale & Rural Fire Protection District

433 Boundary Ln.

Carbondale, CO 81623

WILDFIRE RISK ASSESSMENT



About RVR

River Valley Ranch has been thoughtfully designed around the award-winning Jay Morrish Championship Golf Course, the Crystal River, and the Ranch House Swim and Tennis Club. Recreational pursuits of all types can be experienced, even for the most passionate.

One and a half miles of the Crystal River flows through River Valley Ranch, a landscape filled with abundant parks and paths for everyday enjoyment. To preserve our scenic beauty, half of our development is comprised of natural open spaces, recreational parks and a golf course.

History of The Boundary Association

The HOA was founded in May of 1999

Hydrants:

Total of three hydrants with one hydrant on the South side of Boundary Ln homes. One hydrant on the North side of all homes, and one in the middle of all homes on the road.

WILDFIRE RISK ASSESSMENT

Priority of Vegetation Management:

Mitigation of shrubs, trees and grasses

1. Work on thinning back the vegetation along front and back side of homes. Trees and vegetation should not be against the structures or overhanging roof lines. Larger trees should be trimmed up 6 to 10 feet from the ground (1/3 of the tree height).



2. Continue to improve flower and decorative beds around the structures. Ornamental grasses are ok, as long as they are kept healthy and watered. These grasses should not be too close to each other or wood siding. In the spring or fall should be cut down.



WILDFIRE RISK ASSESSMENT

3. The more difficult areas to treat will be the individual homes. Several home owners have done a good job of removing vegetation while others have not. The issues that arise from a home catching fire is that the house itself will have significant effects and risk to other home in the vicinity. To reduce this risk is accomplished by decreasing the heat release components that will affect fire behavior.



WILDFIRE RISK ASSESSMENT

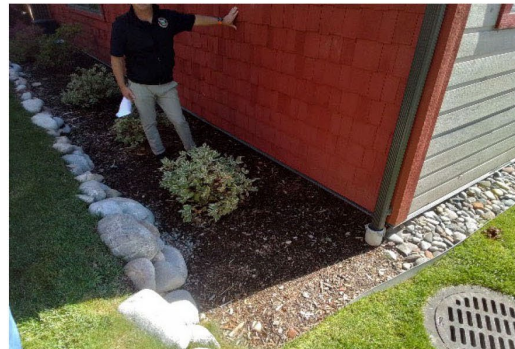
Mitigation recommendation for Grasses and weeds

4. It was brought up that there are grasses and weeds close to some of the structures, but outside of the home boundary and on the golf course grounds property. If you could work with the golf course super intendent and owners about cutting back some would help. Keep grass cut down 6in or less.



Grasses and Wood Chips

5. Accumulation of pine needles, leaves and wood chips should be removed from Zone one 1. The use of wood chips under trees should also not be used.



WILDFIRE RISK ASSESSMENT

Structure Mitigation:

Siding, Vents & Openings

6. Siding Condition: Are siding free of gaps, holes, or other areas where embers could accumulate, lodge, or penetrate?

1/8" wire mesh should be placed just inside vents. NOTE: Do NOT put wire mesh over dryer vents.



We will submit our funding application once we have received bids from both arborists and landscape contractors.

Funding:

With a Fire Wise designation and proper planning and implementation, there should be funding opportunities available to help the HOA's or individual home owners through the state of Colorado and/or the Roaring Fork Wildfire Collaborative, if needed.

WILDFIRE RISK CHECKLIST



**LIVE
WILDFIRE
READY**

PREPARE YOUR HOME AND PROPERTY FOR WILDFIRE

Wildfire is a part of nature in Colorado. Grasses, shrubs and trees provide fuel for wildfires. If your home is located in or near the natural vegetation of Colorado's grasslands, shrublands, foothills or mountains, you live in the wildland-urban interface (WUI) and are at risk from a wildfire. If you live in the WUI, take action to prepare your home and property.

Start living wildfire ready with these simple, practical, low-cost actions.

- ☐ Regularly clear leaves, pine needles and other debris from your deck, roof and gutters.
- ☐ Rake and remove pine needles and leaves 5 feet from your home.
- ☐ Store firewood at least 30 feet from your home, preferably uphill, and never on or under your deck.
- ☐ Move items under your deck or porch to a storage area.
- ☐ Prune branches hanging over your roof and within 10 feet of your chimney.
- ☐ Remove flammable material within 6 vertical inches of your home's siding.
- ☐ Mow grasses to 4 inches or less within 30 feet of your home.
- ☐ Clear brush, shrubs and other plants within 10 feet of propane tanks and gas meters.
- ☐ Screen attic, roof, eaves and foundation vents and wall-in areas below decks and stilt foundations with 1/8-inch metal mesh.

The more you do to prepare and plan ahead, the more likely your home will survive a wildfire.



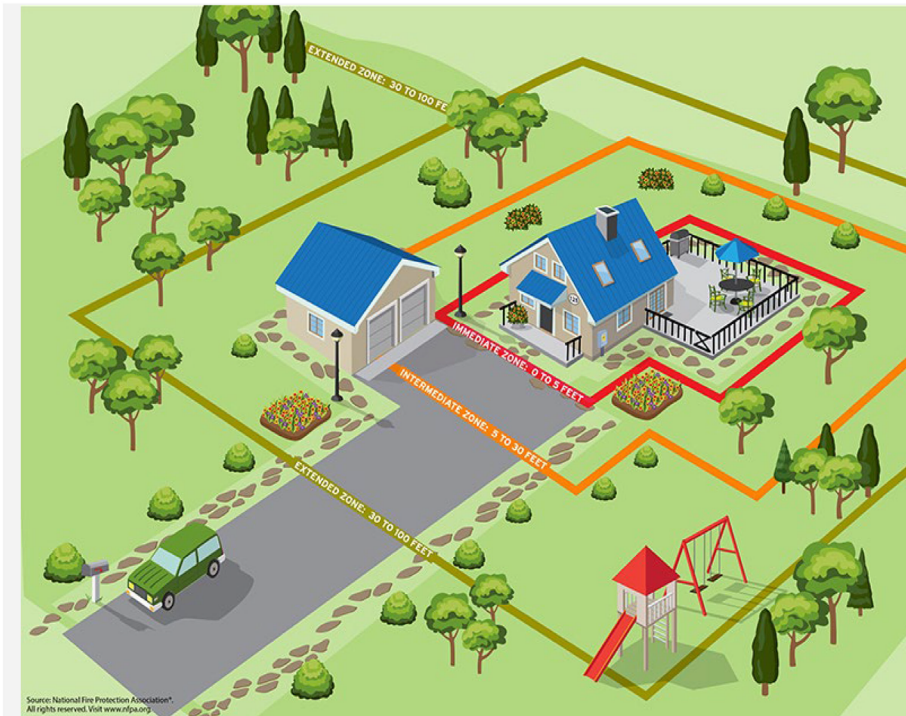
To learn more, consult a local natural resource professional, fire department or organization trained in wildfire mitigation practices where you live, or visit [LiveWildfireReady.org](https://www.LiveWildfireReady.org).

Live Wildfire Ready is generously funded by the State of Colorado.



WILDFIRE RISK MITIGATION

NFPA - Preparing homes for wildfire



Immediate zone

The home and the area 0-5' from the furthest attached exterior point of the home; defined as a non-combustible area. Science tells us this is the most important zone to take immediate action on as it is the most vulnerable to embers. START WITH THE HOUSE ITSELF then move into the landscaping section of the Immediate Zone.

- Clean roofs and gutters of dead leaves, debris and pine needles that could catch embers.
- Replace or repair any loose or missing shingles or roof tiles to prevent ember penetration.
- Reduce embers that could pass through vents in the eaves by installing 1/8 inch metal mesh screening.
- Clean debris from exterior attic vents and install 1/8 inch metal mesh screening to reduce embers.
- Repair or replace damaged or loose window screens and any broken windows. Screen or box-in areas below patios and decks with wire mesh to prevent debris and combustible materials from accumulating.

WILDFIRE RISK MITIGATION

NFPA - Preparing homes for wildfire

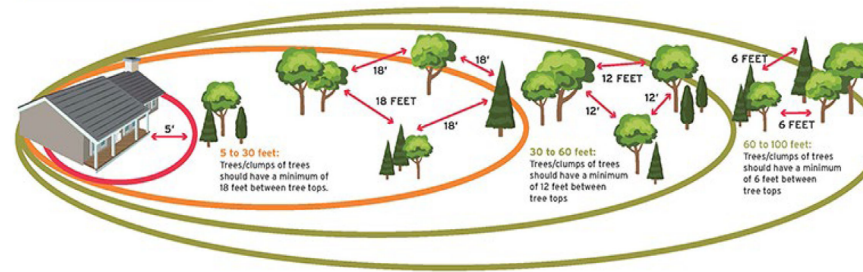
- Move any flammable material away from wall exteriors – mulch, flammable plants, leaves and needles, firewood piles – anything that can burn. Remove anything stored underneath decks or porches.

Intermediate zone

5-30' from the furthest exterior point of the home. Landscaping/hardscaping- employing careful landscaping or creating breaks that can help influence and decrease fire behavior

- Clear vegetation from under large stationary propane tanks.
- Create fuel breaks with driveways, walkways/paths, patios, and decks.
- Keep lawns and native grasses mowed to a height of four inches.
- Remove ladder fuels (vegetation under trees) so a surface fire cannot reach the crowns. Prune trees up to six to ten feet from the ground; for shorter trees do not exceed 1/3 of the overall tree height.
- Space trees to have a minimum of eighteen feet between crowns with the distance increasing with the percentage of slope.
- Tree placement should be planned to ensure the mature canopy is no closer than ten feet to the edge of the structure.
- Tree and shrubs in this zone should be limited to small clusters of a few each to break up the continuity of the vegetation across the landscape.

TREE SPACING



Extended zone

30-100 feet, out to 200 feet. Landscaping – the goal here is not to eliminate fire but to interrupt fire's path and keep flames smaller and on the ground.

- Dispose of heavy accumulations of ground litter/debris.
- Remove dead plant and tree material.
- Remove small conifers growing between mature trees.

- All cedar shake roofs have been replaced with fire-resistant asphalt shingles
- Spring and Fall landscape cleanup to remove dry vegetation
- Lawns maintained at 3 inches to reduce fire spread risk
- Gutter cleaning to prevent debris buildup
- Irrigation is maintained to ensure a lush, fire-resistant environment

WILDFIRE RISK MITIGATION CONSIDERATIONS

- Discontinue the use of wood mulch
- Allow hardscaping with decorative rock (Subject to DRC Approval)
- Remove highly flammable shrubs, such as Junipers
- Remove trees identified by the fire department as wildfire risk
- Prune all trees for ground and roof clearance
- Thin back shrubs around all buildings to create a defensible space
- Install wire mesh on inside vents (not dryer vents)
- Fill and repair gaps and holes in siding during scheduled painting
- Add gutter guards

BOUNDARY WILDFIRE RISK MITIGATION PLAN





questions