

The Boundary Home Owners Association
Annual Meeting Minutes

August 27, 2015
3:00 p.m.

Roll Call (name and address #): Mike Lacy 411, Magne And Connie Nostdahl 423, Werner Neff (proxy for Bratten) 393, Tom Cooney 409, Bill Hoover 397 , Dick Heinz and Polly Whitcomb 455, Bill Heidman 453, Tom Passavant 395, Nancy Dever 383, Susan Hammon and Ritz Ray 433, Jay Cofield (by telephone) 451. Also present was Keith Edquist, Boundary Manager.

Statement of Compliance: Procedures for notice of meeting or waiver of notice have been followed, and confirmation of quorum present according to Bill Hoover, President of the Boundary Board of Directors.

2014 Annual Meeting Minutes: Read by Connie Nostdahl, Secretary of the Boundary Board of Directors.

Report by President: Bill explained the transition of Boundary managers and introduced the new manager, Keith Edquist, who took over from Sandra Almazan on April 1, 2015. Keith is a licensed Home Owner Association Manager in the State of Colorado.

Report by Manager: Keith gave a building stain update. He is obtaining bids for staining 2 sides each (South and West) and all trim of buildings #1 and #2. There was a discussion of the type of stain to be used, which will be solid for buildings 1, 2, and 4, semitransparent for the others. There was a report on Deck replacement: 385 is getting a new trex deck.

Election of Board: There is one vacancy, the seat held by Connie. Bill nominated Pam Tweed for this three-year term (second by Dick) and she was elected unanimously. Dick has two years left to serve on the Boundary Board and Bill has one year left.

Old Business: The problem of the dry ditch in front of lots 5 and 6 remains unsolved. (There is no water to put in it!) There was a status update on the remaining lots (3, 7, 9, 10, and 11), including delinquent dues explanation. A reallocation amendment was recorded in Garfield County which (starting January 1, 2016) will have each lot paying 1/11 of the Boundary costs in order to comply with the Boundary governing documents. The Board passed a collections policy, which is posted on the Boundary web site. Jay suggested that RVRMA request that the building on lot 7 be finished prior to the start of construction on the other four lots (3, 9, 10, and 11).

New Business: Motion made by Dick to schedule annual Boundary meetings on the last Thursday of August each year passed unanimously. Discussion of 2016 budget with motion to approve passed unanimously. It was discovered recently that the Boundary has \$500 deductible window insurance of golf ball damage. However the Boundary has traditionally made homeowners responsible for broken windows due to golf balls. (Hopefully, the owner will have the errant golfer pay for window replacement.) Discussions with our insurance agent suggest that the Boundary insurance premium could go up by as much as \$4000/year if we were to file window claims, so the Board decided not to change our current policy of homeowner responsibility. There was a discussion of RVRMA's desire that the Boundary become involved in removing debris from the structure on lot 7 and in erecting a security gate. The Board feels that this is the responsibility of the contractor, Doug Boyles.

Adjournment: 4:45 p.m