

# The Boundary Association

## ANNUAL MEETING OF MEMBERS

August 30, 2018  
3:00 p.m. RVR Ranch House

### Draft-RECORD OF PROCEEDINGS-Draft

The meeting was called to order at 3:00 PM

Attendance: Director Richard Heinz, Polly Whitcomb, Directors Mike Lacy and Pam Tweed were unable to attend. Other Owners present were Bill and Barbara Hoover, Connie and Magne Nostdahl, Elaine Grossman, Carol Klein, Brad and Chris Sherman, Tom and Cathy Cooney, Nancy Ball, Morgan Warth, Tom Passavant, Brian Stowell, and Werner Neff, tenant and proxy holder of owner Thelma Bratten. Attending by proxy were owners Chris Mile, Laura Cofield and Susan Hammon, with proxies held in favor of President Dick Heinz, Pam Tweed by proxy to Connie Nostdahl, Nancy Dever by proxy to Tom Passavant. Also in attendance was Manager Keith Edquist/EMRE LLC.

Notice and Quorum: Proper notice of the meeting had been mailed and a quorum was present in person and by proxy to do the association's business. Minutes from the 2017 annual meeting were approved with no additions or corrections. Owners introduced themselves around the room. President Heinz then introduced Manager Edquist.

Manager's report: Keith recapped some projects from the previous fall, this spring and summer. He said that painting and staining of building 5 was just completed, with some minor siding and trim touch up done on buildings 1 and 2. Fall gutter cleaning will be done again this fall by the Birds Beware Company. He said there is no damage to guttering he is aware of. This work is subject to timing, as it is best done after leaf fall and before snow fall, but nature does not always cooperate in this.

Critter proofing for pigeons and raccoons on the homes appears secure but is aging. Owner Klein in building 1 had a raccoon issue resolved in June. Owner Hoover inquired about having the buildings secured again against pigeons and the raccoons that at times have followed the pigeons inside the roofs. Keith said the company that had done this originally on buildings 1 and 2 were no longer taking this type of work on. The Board will consider bids for this work along with repair and maintenance to the roofs. Boundary roofs had been discussed with two roofing companies. Spraying with linseed oil, as had been suggested, was not recommended for the cedar shingles. Instead both advocate repair and replacement of missing, loose, or cupped shingles. This work may yet be accomplished before snows arrive.

40 plus trees were marked for removal in March and that work has just been completed. Deer fencing is in storage and will be placed again this year. Less should be needed with the trees removed, but Boundary owns all of it regardless of this. Tree replacements were discussed at the meeting but no solid decisions were reached. The Board will work with

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owners on replacements, but it is expected that young trees may need individual owner attentions for a year or two in order to become established.

Keith said that flower beds will be cut back in the fall. Mulch will be renewed next year, using the shredded bark material presently down on these and the shrub beds. Flower beds continue to be an issue in terms of managing their care, as some owners take care of their own beds and others rely instead on the landscaper. Keith also said that pruning had been completed. Larger trees need vendors other than the landscaper to address. He asked owners let him know of problems with larger trees.

He said snow removal went well, but that there was very little snow this past winter. Owners should be pro-active in calling management about snow removal issues. Please keep vehicles parked so that plows have room to maneuver. Do not use salt on your concrete driveways. Snow storage areas used last winter seemed workable, but he asked owners advise him if they have a problem

The landscape vendor is new this year, and lives here in RVR. Keith believed he is doing well with the work, and again asks owners to advise him if there are issues, and to please be specific as to the problem and its location. Keith said root feeding of trees was done again this year, as was weed control by a licensed applicator. There were fewer thistle issues this year, but some aspens have problems such as oyster scale, cytosporus, poplar borer etc. The aspen trees have been sprayed for these.

Root barriers were installed in the grass median this past May to limit cottonwood roots from further lifting of asphalt. Crack sealing of the asphalt was last completed in November of 2017. It was unknown at this meeting if the asphalt will be seal coated this fall. Whatever is done may be in concert with the paving required in front of Lot 7, currently under construction.

Developer's Report-President Heinz introduced Brian Stowell, currently building the townhomes on Lot 7, and with an option to build on more of the open Boundary lots. Brian fielded questions on his plans, and interest in the townhomes from potential buyers. He said there was a contract on the middle townhome, and that he expected early December completion of the building. He said there would be new colors coming on this building, and that the existing building on Lot 8 would likely be painted and/or stained with the new colors in 2019.

Brian said it would take another contract on one of the three townhomes under construction to allow him to move forward with construction on Lot 9, upriver from the existing Boundary building on Lot 8. Otherwise he did not think new groundbreaking would be likely until next spring. Lots 9 and 10 are triplex townhomes, with Lot 11 platted for a duplex. By plat, the building to be constructed on Lot 3 is to consist of condominium units. Brian said he thought a decision to build on not to build on that lot would be made by February of 2019.

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President Heinz said the relation between the Association and Mr. Stowell was very good. It has been informally agreed to have the Boundary's two non-functional irrigation ditches filled in by Mr. Stowell after he uses the rocks there for landscape/retaining wall purposes on Boundary lots 9, 10, and 11.

President's Report: Dick addressed the capital reserve account for the Boundary, saying assessments specifically for capital needs were stepped up three years ago, along with hiring a manager. He said about \$40,000 had been collected over in the Boundary's first 12 years, but that a similar amount had been added in just the last three years. He expects - with dues now being collected on all of the Boundary lots - that another \$80,000 will be added in 2018 and that we can reduce assessments for 2019 by five percent. This reduction was reflected in the budget adopted by the Board and mailed with the annual meeting notice to all owners. There followed a motion and second to ratify the budget, with all in agreement.

President Heinz said that beautification of the entries to Boundary Lane was contemplated for next year. This led to a general discussion regarding flower beds. Keith said it was difficult to know and satisfy all owners in regard to flower beds, as varying degrees of help are asked for. He asked that owners make clear whether they wish to take care of their own flower beds or expect the association landscapers to do so. He suggested if there were to be a standard look with increased emphasis on flower beds, that the Association hire a vendor specifically for such work. A gardener will know far better than landscape laborers what is necessary.

## Election of Director:

President Heinz introduced the present Board members: Dick Heinz, President, Pam Tweed, Vice President and Secretary, Mike Lacy, Treasurer. Pam's term is at an end, with Dick now having two years remaining and Mike one year.

With Pam's departure, Dick said he wanted Boundary's new Director to focus on landscaping. President Heinz called for nominations from the members. Polly Whitcomb nominated Elaine Grossman. There were no other nominations and Elaine, accepting the nomination, was elected by acclamation. Pam Tweed was thanked by all for her contributions, as was the Board.

## Old Business: None

New Business: Cathy Cooney and Chris Sherman led a brief discussion regarding landscape, with the idea of focusing on better work and improved overall appearance. Chris also felt the new buildings are going to look better with three colors, and that the older Boundary buildings should move away from the reds and red browns on these. Mrs. Cooney also asked if the Boundary could come under the management of the Master Association. President Heinz said the Board would be willing to consider all of these comments and actions in the coming year.

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## Adjournment

There being no further business to come before the Board or ownership, the meeting was adjourned at 4:00 p.m.

Respectfully submitted,

Keith M. Edquist  
Edquist Management and Real Estate, LLC  
Secretary to the Meeting

The Boundary Association, Inc.

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Dick Heinz—President