

# The Boundary Association

## BOARD MEETING

June 7 2018  
3:00 p.m. RVR Ranch House

### RECORD OF PROCEEDINGS

The meeting was called to order at 3:00 PM

Attendance: Director Richard Heinz and Director Pam Tweed, Director Mike Lacy was unable to attend. Bill and Barbara Hoover, Connie and Magne Nostdahl, Chris Mile, Nancy Ball, Morgan Warth, Tom Passavant, Werner Neff (tenant and proxy holder of owner Thelma Bratten), Brad and Chris Sherman, Nancy Dever, Developer Brian Stowell. Also in attendance was Manager Edquist/EMRE LLC,

Introductions: President Heinz asked for owners to introduce themselves around the room. He had sent out email invitation and agenda to all owners, which included 4 items:

1. coming development on vacant lots,
2. considering proposed new colors for the Boundary buildings,
3. re-visiting the reserve study, and
4. removing of trees and shrubs around the buildings.

He introduced owner/developer Brian Stowell, who presented his plans for building on the 5 undeveloped lots. Brian hopes to complete construction on these lots within 3 years if possible. He said lot 3 is planned for condominiums, and lot 7 is a townhome triplex built from plans from the architect for the prior Boundary buildings. He proposed colors for the triplex townhome now being constructed on Lot 7.

President Heinz explained the Board's desire to have one color scheme for all of the Boundary, and that the DRC had passed on the responsibility for this scheme to the Boundary Board. There was a lengthy discussion, followed by a straw poll of the owners in regard to 4 color combinations Brian was proposing for the new buildings, 2 siding and 2 trim colors from Sherwin Williams solid stains. The Board selected Almond Tree for the siding color and Sequoia for the trim, mimicking the straw poll results. Chris Sherman immediately asked that the siding color be made darker than Almond Tree and there was no opposition to this suggestion from those present. This led to a subsequent email vote of the owners on 4 siding colors and Belvedere Tan siding was preferred. The Board then chose Belvedere Tan siding and Sequoia trim.

The third item addressed was the previously completed reserve study. President Heinz did a reserve study which projects the funds needed for roof replacements, and estimates that number to be \$300k over 6 years, beginning once the initial building's roof is at the point of replacement – about 2025. His study also showed that this figure is well within our financial reach barring a major setback. The Board will continue to look into this roof issue, noting that asphalt and the irrigation system also play a part in capital expenses to come.

# The Boundary Association

The last agenda item of today's meeting regarded the association's overall landscape plantings and what might stay, be removed or replaced etc. in order to improve the appearance and be maintainable into the future. At this point this project is focused on removal of trees/shrubs around the units. These have been flagged and owner input sought and incorporated in the final toll of removals. This aspect of the project is expected to move forward shortly. This agenda item was then expanded to include the removal of the non-functional ditches in front of the townhomes on lots 5 and 6.

Just before the meeting the Boundary received DRC approval to remove these ditches. (The Developer has previous DRC approval not to build more non-functioning ditches.) There is no source of water for these ditches, as has been determined by the Boundary as well as RVR. Developer Stowell will need rocks for landscape, and will have the heavy equipment on site to move these from the ditch linings. In addition, he will have fill dirt useful in grading in these ditches, eventually to be covered with sod, with the present irrigation system extended or modified to water this turf. There followed a motion from Heinz to remove the ditches on lots 5 and 6, a second from Director Tweed, and a unanimous endorsement of this plan by owners in attendance.

There was brief discussion regarding spraying for wasps and whether or not the association had that responsibility. Arguments were heard both for and against this, but liability concerns outweighed having management address this. Owners were asked to address this on their own or via an employed vendor.

## Adjournment

There being no further business to come before the 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