

# **BOUNDARY HOME OWNERS SUB-ASSOCIATION**

Annual Meeting August 16, 2012 at 3:00 PM, Ranch House

## Meeting Agenda and Minutes

1. Introductions
  - 1.1. All Introduce self - Unit and how long owned
2. Old Business
  - 2.1. Painting Bldg 5
    - 2.1.1.1. Lanthia Hogg to get bids to have Bldg. stained with semi-transparent stain, even if shorter lived.
  - 2.2. Boundary Website – Update Marjorie DeLuca
    - 2.2.1.1. Marjorie DeLuca to continue development and include PDF of Reserve Study
  - 2.3. Landscape and Snow Removal
    - 2.3.1.1. Four seasons current 12 month contract ends 12/1/2012
      - 2.3.1.1.1. Fixed price to HOA specification
  - 2.4. Irrigation Water
    - 2.4.1.1. 2012 irrigation water bill paid.
  - 2.5. Reserve Study
    - 2.5.1.1. Chip Bishop to obtain PDF of reserve study so that it is available to all.
  - 2.6. Visitor Parking
    - 2.6.1.1. Recommendations for policy submitted by Cathy Cooney; passed to HOA Board of Directors.
3. Financial Information – Chip Bishop
  - 3.1.1. Report reviewed and distributed by Chip Bishop
4. New Business
  - 4.1. Issues open for new Board and discussion from the floor
    - 4.1.1. Re-registration of BHOA with Secretary of State – Done by Chip Bishop
    - 4.1.2. Record new Reallocation Amendment – No Action
    - 4.1.3. Lot 7 development – No new development other than foundation enclosed behind fence by RVRMA
    - 4.1.4. Lot 8 Boundary Lane water feature – No action
  - 4.2. Board of Directors – elect three Home Owners
    - 4.2.1.1.1. End of Declarant control
      - 4.2.1.1.1.1. Per article 7.6: 2 years after the last conveyance of a Lot (including a Townhome Lot) or Condominium unit by the Declarant in the ordinary course of business;
      - 4.2.1.1.1.2. Declarant contribute 6% HOA revenue; Home owners 94%;
    - 4.2.1.1.2. Five Candidates
      - 4.2.1.1.2.1. Motion made and passed to expand Board to five directors, and include five candidates;
      - 4.2.1.1.2.2. S. Almazan, D. Boyles, M. Lacy, M. DeLuca, B. Hoover;
  - 4.3. Motion made to meet with RVRMA to discuss managing The Boundary;
    - 4.3.1.1. B. Sherman, D. Heinz, and S. Almazan to meet with RVRMA.
5. Adjournment