

Reynolds Farm Home Owners Association
Minutes recorded for the Monthly Board of Directors meeting,
April 18, 2011 6:30 PM at Gail's #939

- I. The meeting was called to order at 6:35 PM by Rick Marsh. In attendance were Rick Marsh, Sue Wintersteen, Gail Carey, Gina Underwood, and Francie Orvis of Flagstaff Management.
- II. Homeowner's Comments – A homeowner asked when painting will start? Priming and caulking has already begun – painting for buildings 3&4 on the south side, and building 10 on the north side should start very early in May. The board would like to say "Thank you!" to all homeowners who have already made repairs or are in the process making necessary repairs.
- III. Approval of the March, 2011 Board of Directors Meeting minutes – . No changes were needed in the minutes. Sue moved to accept the minutes as written, Gail seconded the motion, and the board carried the motion unanimously.
- IV. Acceptance-Additions/Changes to Agenda – Additions to the agenda included paint options/costs to protect siding, finalizing a date for the annual neighborhood garage sale, and removal of a cottonwood on the north side of the property. Rick moved to accept the changes, Sue seconded, and none opposed. .
- V. NGLA (Neighborhood Group Leadership Association) – The link to the city web page is <http://www.ci.longmont.co.us/cnr/neighborhood/ngla.htm> if you would like to check out their minutes to the meetings. Mya would like another volunteer to share the responsibility of attending monthly meetings on the third Thursday of the month (no meetings in July or August). There are numerous advantages to attending the meetings and maintaining our eligibility requirements including the ability to apply for Neighborhood Activity and Improvement Grants. We previously received a large grant through the NGLA that enabled us to pay for the landscaping project along Fordham. If you would be interested in attending monthly meetings when Mya is unable, please let a board member know.
- VI. Barn Committee Reports – Joe was not present to report on the barn. All spaces on the floor, and storage units are currently full.

VII. Manager's Report- The March financial statements were reviewed, and discussed. Francie will provide clarification on a "backdate" deposit. A motion to accept the financial statements was made by Gail and seconded by Rick, all were in favor.

VIII. Old Business –

A. Pre-painting maintenance work on Buildings 3/4 and 10 – A letter has been sent to Homeowners to notify them that painting will begin soon. Maintenance work on the buildings will begin on Monday April 25th.

B. Repairs needed by Homeowners – Most homeowners are currently working on necessary repairs of doors and windows. Francie will contact one homeowner who has not yet responded or started work on their repairs. Any repairs that are the responsibility of the homeowner that are not performed prior to painting will impact the painting schedule, and potentially require the homeowner to cover additional painting costs.

C. Status of Tree Trimming – Parker Tree Service completed the corrective trimming of select trees on April 18th.

D. Rock Project – Rick estimates that rock will be delivered sometime in May. There will be approximately 27 tons of rock just begging for help in being moved into the garden area. Anyone that can volunteer and help in re-locating the rock will be greatly appreciated. Just think of the wonderful exercise you will get from this activity!!!!

E. RF "Master File" – in progress.

F. Late Fee Policy – in progress.

G. Deck Staining – The board discussed the importance of deck maintenance in order to prevent premature aging and subsequent additional costs for early replacement. This is a homeowner responsibility and while many homeowners are regularly applying annual deck stain, there are some that are bone dry. The board decided to set June 30th as the deadline to get your decks stained in order to give the HOA time to work on decks not stained by homeowners. Because this is a homeowner responsibility, individual units will be billed for any work not completed on their own. If you intend to stain your deck but cannot get it completed by June 30th, please just let Francie know so we can plan

accordingly. Also, please use colors that are consistent with the neighborhood – these are generally Redwood and Cedar.

H. Roof Work – TRRC Roofing is providing a list of recommended repairs.

IX. New Business

- A. Road Repairs – In the past, we have been cold-patching pot holes that show up during the year, however, the road continues to deteriorate and will inevitably need to be resurfaced. We will try to patch the road for as long as possible, however, Francie will get estimates for the cost of resurfacing our road with a projected work date 2-3 years from now in order to plan for future budgets. The board discussed financial options including a special assessment in the amount of \$700-1000, depending on the cost, or the option of an additional \$20-50/month that would go into a special account for the road only. The monthly amount would depend on the length of the additional payments whether a 2-year, 3-year, or 4-year period. These amounts are only “guestimates” and the board is *only exploring* options at this time. If any homeowner has knowledge or expertise in road resurfacing, the board would love to hear from you.
- B. Parking issues by NW corner – Francie to send letter to #975 regarding utilization of allotted parking space.
- C. Paint choices and protection of siding – the board discussed water-wicking issues with our siding and strategies to best protect the siding. Moriah Painting will use a rubber-based paint on the horizontal edges of the siding where water wicking is an issue, a stronger acrylic paint will be used on all trim/decks/fences, and extra caulking will be done in trouble areas.
- D. Garage sale date – The Annual Garage Sale date has been set for Saturday, May 21st. Gail and Gina will create flyers and distribute to homeowners.
- E. Tree on north side by ditch – One cottonwood along the ditch needs to be removed due to rotting issues. Sue is working with the City of Longmont to determine responsibility/liability for trees along the ditch. The board received a bid from Parker Tree Service for \$675 to remove the tree. Sue moved to accept the bid to remove the tree (pending a determination of responsibility), Rick seconded, and all were in favor of the motion to accept the bid.

Adjournment – Sue made a motion to adjourn the meeting with Gail seconding and the board unanimously approving the motion. The meeting was adjourned at 7:55 PM. The next meeting will be 6:30 PM, Monday May 16th at Joe's #948.