

Reynolds Farm Home Owners Association
Minutes recorded for the Monthly Board of Directors meeting,
August 15, 2011 6:00 PM Park Area

- I. The meeting was called to order at 5:53 PM by Joe Busacca. In attendance were Rick Marsh, Sue Wintersteen, Gail Carey, Gina Underwood, Mya Liberty, and Francie Orvis of Flagstaff Management.
- II. Homeowner's Comments – Gail commented on the dry/dead grass on the east side of units 937/939. Sue mentioned there were numerous other areas that looked bad and Sue will contact Jamie of Turf Masters to discuss these.
- III. Approval of the July, 2011 Board of Directors Meeting minutes- no changes were needed. Mya motioned to accept the minutes as written, Gina seconded the motion, and the board carried the motion unanimously.
- IV. Acceptance-Additions/Changes to Agenda - no changes were needed. Rick moved to accept the agenda as presented, Sue seconded. All were in favor.
- V. Barn Committee Report – Joe discussed the new barn floor space fee structure. The barn floor space is designated as twelve stalls all capable of accommodating a vehicle +. He proposed grandfathering in those who were renting a space prior to initiation of the \$40/mo stall fee at \$25/mo stall fee to be reviewed after one year. Gail motioned to accept the grandfathering clause, Sue seconded. All were in favor. The new fee structure becomes effective October 1, 2011. Six new coupon books will be provided the week of September 12, 2011 to those affected. Locker space fees remain unchanged at this time.
- VI. NGLA (Neighborhood Group Leadership Association) – no NGLA meeting this month. The next meeting is scheduled for September 15th. Mya picked up tents for the annual meeting which were loaned to us from the NGLA. Thank you Mya! Mya also provided copies of police "beat" maps which include the different districts for the police and the names and phone number of each beat officer.

- VII. Manager's Report- July financial statements were reviewed, and discussed. Delinquent accounts have been turned over to the attorney. A motion to accept the financial statements was made by Rick and seconded by Gail. The board voted unanimously to approve the motion.
- VIII. The Budget has been reviewed at prior meetings, approved and not discussed in detail in the interest of time to permit annual meeting accomplishments prior to mosquito infiltration. Any questions regarding the budget please contact Francie at (303)682-0098.

IX. Old Business –

A. Deck Staining Update – Some decks have not been stained this year. Sue will compile a list of those decks that will need to be stained by a contractor hired by the HOA, if not already stained by the homeowner. Homeowners will be billed accordingly.

B. Roof Work – Steve provided a list that documents the condition of all the roofs in the complex. The document also included a number of repairs that needed immediate attention. Steve will provide a bid for necessary immediate repairs.

C. Sidewalk grinding – Dan Magee of Colorado Asphalt Works provided a bid for repair or replacement of various areas on the sidewalk along the park area. Gina motioned to accept the bid, Sue seconded. All were in favor.

D. Street Repairs – options for pothole repairs were discussed. The board considered the need for extensive repair work and decided investing approximately \$7,500 which should extend the life of the road, delaying the need for complete road replacement. Sue motioned to accept Colorado Asphalt Work's bid for skim patching, crack filling and road sealing. Gina seconded. All were in favor. (Please note the road repairs will commence tomorrow Sunday at 7am. The road will be closed to vehicle traffic until approximately 8am Monday.)

E. Reynolds Farm "Master File" – Joe continues to work on it as time permits. Tim is now producing documentation that Joe's research will be incorporated into.

F. Concrete crack repair and possible mud jacking – the road to the barn is tentatively scheduled to be repaired/replaced next year. Colorado Asphalt Works provided a complete assessment of other concrete repairs throughout the complex that will be needed in the future. The Board will continue to monitor and repair/replace as necessary.

New Business

A. Insurance Bid – The insurance policy was renewed and signed.

B. Tax Return – signed

C. The HOA dues and barn fee late fee policy has been implemented effective September 1, 2011. Notice has been provided to all owners and renters via email and US Postal mail.

D. In that Gail and Rick are leaving the board we thank them for all the contributions they have made to Reynolds Farm Lane.

Adjournment – Joe made a motion to adjourn the meeting with Sue seconding and the board unanimously approving the motion. The meeting was adjourned at 17:19 PM. The next meeting date and place to be announced.