

Reynolds Farm Home Owners Association
Minutes recorded for the Monthly Board of Directors meeting,
July 18, 2011 6:30 PM at Rick's #952

- I. The meeting was called to order at 6:33 PM by Joe Busacca. In attendance were Rick Marsh, Sue Wintersteen, Gail Carey, Gina Underwood, Mya Liberty, Tim Lenihan and Francie Orvis of Flagstaff Management.
- II. Homeowner's Comments – homeowners commented that they did not like the appearance of the grass-killed circles around trees and utility boxes. Francie will contact Turf Masters to prevent this from happening again. Other comments were praises for the quality work that has been done by John Peterson for building repairs, Home owners having a requirement for interior carpentry can contact John at (303)886-5613. Additionally, complements for 905 shrub trimming for improved garage access and complements regarding the volunteer community garden which is a significant improvement over the previously unused area.
- III. Approval of the June, 2011 Board of Directors Meeting minutes – No changes were needed. Gina motioned to accept the minutes as written, Mya 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. 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. Because of Mya's regular attendance to the meetings we will receive \$150 from NGLA for our annual meeting. NGLA will loan tents for our use at the meeting if the tents are available. The next available grant is the Neighborhood Improvement Grant that may be available next year. Mya will check on criteria for qualifying and will present at the next meeting. If you have ideas for neighborhood improvements that might qualify, please let a board member know. You can find more information about this grant on the web page listed above. The next NGLA meeting is September 15th. Gail has offered to attend meetings if Mya is unable. Also, Boulder County has piloted the Circles Discount Program providing discounts to

local businesses. For more information please visit <http://www.ci.longmont.co.us/longmontlife/documents/LLife0711.pdf> .

- VI. Barn Committee Reports – Joe reported that there are three people on the waiting list for floor spaces. All spaces are currently full. The board discussed the antiquated and unfair pricing structure for the floor spaces and suggested a flat fee for each space. All board members agreed that although the barn is not intended to create a profit and is intended to be a “perk” for residents, the new flat fee rates would still be significantly below any available local storage unit rates. The new rates more appropriately support the upkeep and future maintenance, repairs, lighting and electricity (i.e. recent replacement of outside lighting). Barn floor spaces are all approx the same size and the board considered a flat fee with prices becoming effective September 1, 2011. Mya motioned to change to a flat fee pricing structure, Joe seconded the motion, all were in favor. Also discussed was enforcement of the barn contract stating that delinquent HOA dues and/or barn rent constitute a default and result in forfeiture of space and a \$50 fine. The barn manager (Joe) is pleased with the work of Dave Steward, electrician and he can be reached at (303)808-9191 by home owners requiring an electrician.
- VII. Manager’s Report- The June financial statements were reviewed, and discussed. Delinquent accounts were discussed and Francie will contact the attorney regarding any delinquent accounts. A motion to accept the financial statements was made by Rick and seconded by Gail. The board voted unanimously to approve the motion.
- VIII. Old Business –
- A. Late Fee Policy – Joe provided a written summary of highlights of the Late Fee Policy approved by the board for distribution to homeowners at the Annual Meeting and by direct mail. This policy will become effective September 1st, 2011. The full document will be posted on Flagstaff Management’s website.
- B. Deck Staining Update – Some decks are still in dire need of staining. This will be discussed at the annual meeting. It was noted that some homeowners have chosen not to receive meeting minutes and may not be aware of their responsibility to stain their decks. Sue will identify the decks of homeowners that do not get email and separate letters will be

mailed to those homeowners. All decks must be stained by Sept 1st. Those decks still requiring stain will be stained by a contractor hired by the HOA (at a significantly higher cost since they must be licensed and insured if hired by the HOA) – the homeowner will be billed accordingly. If you don't want to do the work yourself, please consider hiring someone since a homeowner can hire someone much cheaper than the HOA can.

C. Roof Work – Still need TRRC Roofing to complete some work on the roofs – Steve is out of town but will complete this summer.

D. Annual Budget Review (final) – Francie will present the finalized Annual Budget at the Annual Meeting on August 15th.

E. BOD candidates – Gail and Rick will be leaving the Board. Tim Lenihan has agreed to be on the board and attend meetings based on availability – Thank you Tim!!! We still need other homeowners to step up to the plate. Two Directors positions are being vacated and the board can't function without directors. Please consider sitting on the Board – it is an excellent way to be involved in improving our neighborhood.

F. #977 leaky gutter – Francie contacted Colorado Seamless Gutters and they will be coming back to seal the gutter at #977.

G. Sidewalk grinding – Joe will meet with contractors. Gina has identified tripping hazards around the property and Joe will obtain bids to repair the sidewalks.

H. Street Repair – The road discussion continued. Finally some good news.....thanks to very low snow plowing costs and cost savings achieved by all the incredible volunteer work, we will have a surplus this year. Remaining funds not required for immediate projects will be placed in a reserve account for repair or replacement. We hope this trend will continue for a few years minimizing the need for a special assessment. In the meantime, we are looking into spending a few thousand dollars to repair the potholes which should buy us some time to save more money when compared to road replacement.

I. "RFL Master File" – Joe working on it but progress is delayed due to immediate HOA activity requirements.

IX. New Business

- A. Community Bulletin Board – Pros and cons were presented but Board members could not come to an agreement – this is on hold for now.
- B. Thanking NGLA for funds – the HOA will not receive the \$150 reimbursement for our annual meeting until after we submit receipts. The board will send a “Thank You” to the NGLA upon receiving the funds.
- C. Planning for Annual Meeting – Mya offered to order pizza and Gina will shop for other food and supplies, Gail will create flyers, Peggy (917) has also volunteered to help. Sue and Joe will set up tents. The BOD meeting will be held at 5:30pm, food will be served at 6:30pm. The Annual Meeting starts at 7pm in the open space area or the barn if inclement weather prevails. Please bring a chair and bug spray, if desired!!
- D. Annual Meeting Agenda – Mya will see if our “Beat Officer” is available to talk to the neighborhood about ways to keep the community safe. There will be discussion of ideas for maintaining our road, deck maintenance obligations, and of course, “the State of the Union” – you don’t want to miss this! All homeowners and residents are encouraged to attend.
- E. Park pathways – the two pathways to the park area have become slippery with all the rain. Sue and Mya volunteered to pick up road base gravel and spread over pathways to re-establish better footing.
- F. Rock piles – still working on it, we anticipate redistribution prior to the annual meeting. Thanks again to all who have volunteered.
- G. Side discussion on area north of #925’s garage – This area continues to be waterlogged. Options were discussed and Mya motioned to start first with the least expensive option of turning off the sprinkler heads to that area, Gail seconded, all were in favor. The Board will pursue options such as putting down cobblestone or possibly paving the area for additional parking.
- H. St. Vrain Arbor bid for treatment of Aphids – A very costly bid was presented to treat the affected trees. Sue contacted the CSU Extension office and was informed that this has been a bad year for Aphids due to all the rain. The arborist at CSU recommended sitting tight as the winter freeze will kill most of the Aphids. If the Aphids return again next year we will have to consider treating them next fall (the treatment can only take place in the fall), but according to arborist the current infestation will not harm the trees. The Board decided to hold off on spraying for now and re-evaluate next year.
- I. Concrete repairs/mudjacking – already discussed above – Joe is meeting with contractors for bids.
- J. Barn floor space billing adjustments – already discussed above under the Barn Committee Report.

- K. South area railroad tie removal and grass restoration – Turf Masters provided a bid for \$480 to remove the railroad ties, topsoil fill, install sod and adjust sprinklers to the area that previously housed a cottonwood tree. The work should be completed prior to our annual meeting.
- L. Cottonwood on apartment property east of #925 – Francie will contact the apartment complex to request that dead tree limbs be removed.
- M. Tim Lenihan asked permission to plant a tree between #949/951 in honor of Mitchy Lenihan – Tim provided a map with the proposed location and will confirm location of utility lines to ensure a safe installation of the new Maple tree.
- N. Request for banister addition to outside steps at #951 – Tim requested permission to add a banister to the outside steps at #951. The Board tentatively approved the request pending the receipt of the required Architectural Committee form. Joe has had additional requests for railings which would be implemented at homeowner expense. Homeowners desiring a stair railing should contact Joe at (303) 776-0168
- O. East side of #951 – the siding is separating on the east side – Francie will call John Peterson to make necessary repairs.
- P. 955 also requested permission to install an outside stair railing and will submit the Architectural Committee form.

Adjournment – Joe made a motion to adjourn the meeting with Mya seconding and the board unanimously approving the motion. The meeting was adjourned at 20:32 PM. The next meeting will be 5:30 PM, Monday August 15th in the park area prior to annual meeting.