

Reynolds Farm Home Owners Association
Minutes recorded for the Monthly Board of Directors meeting,
June 20, 2011 6:30 PM at Joe's #948

- I. The meeting was called to order at 6:30 PM by Joe Busacca. In attendance were Rick Marsh, Sue Wintersteen, Gail Carey, Gina Underwood and Francie Orvis of Flagstaff Management.
- II. Homeowner's Comments – none at this time.
- III. Approval of the April, 2011 Board of Directors Meeting minutes – No changes were needed. Rick motioned to accept the minutes as written, Gail seconded the motion, and the board carried the motion unanimously.
- IV. Acceptance-Additions/Changes to Agenda – A brief discussion was held regarding painting decks vs. staining them. The decks that are properly maintained with staining seem to be holding up longer than the painted decks. However, a transition from painted to stained is not possible unless all the decks in one unit are replaced at the same time. The board will revisit this dilemma in the future.
- 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. Mya also wanted to remind everyone about the EnergySmart program through Boulder County. For a reduced fee they will come to your house and make recommendations about changes you can make to increase the energy efficiency of your home. There are also some rebates and low 2% interest rate loans available for making any of the recommended changes. Time is running out, however, and this program will be ending soon. For more information go to EnergySmartYES.com or call 303-544-1000.
- VI. Barn Committee Reports – Joe reported that there are three people on the waiting list for floor spaces. All spaces are currently full. Please remember that being delinquent on HOA dues constitutes a default resulting in a late fee and forfeiture of your barn space. Per our Rules and Regulations, no household may occupy more than two storage

units/spaces. Also, sub-leasing of your space is prohibited by the lease agreement.

VII. Manager's Report- The April and May financial statements were reviewed, and discussed. Delinquent accounts were discussed and all necessary actions have been done to collect all dues. A motion to accept the financial statements was made by Rick and seconded by Sue. The board voted unanimously to approve the motion.

VIII. Old Business –

A. "Master File" for Reynolds Farm – in progress.

B. Late Fee Policy – The BOD will review and make necessary revisions to be approved at the August meeting effective September.

C. Deck Staining Status – Documented – Please notify Francie if you are unable to maintain your deck so that the HOA can hire someone to complete the work – keep in mind this is the homeowner's responsibility and this work will be billed to the homeowner. This is considered regular maintenance of your property. A list will be made of all decks that MUST be done; all decks should be done annually but once you have a good base it is possible to skip a year here and there. If not stained by August 1st, the HOA will hire someone and bill the homeowner.

D. Roof work – TRRC Roofing will get the BOD a list by July 14th regarding shingle issues.

IX. New Business

A. Coupon books – the new coupon books have been mailed out. They will include coupons for August through June 2012 so since you should have already mailed in the July coupon that Francie sent out, please be sure to use the correct coupon for your August payment. Also, please note that the new coupons reflect HOA dues and Barn charges if any. Anyone determining that the combined amount due is less than they have paid in the past please notify Joe (948) at (303) 776-0168.

- B. 2012 Budget – Francie presented a proposed budget for 2012. A motion to accept the budget was made by Sue and second by Gail. All were in favor, none opposed.
- C. New board members – calling all interested homeowners!!!! Please let a board member know if you would be interested in participating in maintaining our property. A number of present board members are at the end of their terms.
- D. John Peterson building repairs – John Peterson continues to work on pre-painting repairs on Buildings 3/4 and 10, step repairs on #973 and #965, fence post replacement, fence boards by the barn, and #975 garage door trim repair.
- E. Deck work on #917 – the deck is in need of significant repairs. The board discussed the options and will make a decision once bids are received.
- F. Gail’s resignation; Rick’s end of term – again, we are looking for interested homeowners to devote endless hours for no pay – how can anyone resist?
- G. Outside light bulbs replaced – if you notice a light bulb is out, please either replace it or let us know.
- H. #977 new gutter still leaking – Francie to contact Colorado Seamless Gutters to re-seal gutter seams.
- I. Outside barn light replacement – Joe working on light fixture replacements.
- J. Road repair volunteers – The board received an estimate for repairing potholes. It would cost roughly \$3,000 to hire someone to patch the potholes. So for now, Joe is looking for volunteers to help him do some patching. Please contact him if you can contribute any time.
- K. Road replacement bid – The estimates for resurfacing the road were in the \$60,000 range for 4” depth and \$95,000 for 6” depth. The bad news is that this comes to approximately \$1,000 per unit for 4”. The good news is that the improvement would likely add to the value of your unit. The longer we wait the more expensive it will be. About 10 years ago the board received an estimate of \$36,000 to resurface the entire road. No decisions have been made yet and we will discuss this at the annual meeting for ideas, suggestions, thoughts, and concerns.
- L. #985 fence – it is structurally sound. The board did not find issues that warranted any work at this time.
- M. Ditch tree removal/replacement – three rotted cottonwoods on the north side of the property along the ditch were removed at HOA cost. The City of Longmont paid for the removal of 6 Russian Olives under their program to rid the city of the trees. We also received 6 new trees that were provided and planted by the City of Longmont!!
- N. Fire hydrants – painting by the city has been completed.

- O. #959 sump pump drain rerouted/sprinkler repositioned – Joe has re-worked it so that proper drainage should no longer be a problem.
- P. Community Bulletin Board – Joe will look into the cost for bulletin board and will discuss at the annual meeting to determine interest.
- Q. Area north of #925 garage – A small area north of this garage that is always in the shade has been consistently waterlogged. The board will work on a solution that may include removal of sprinkler heads in that area and possible xeroscaping/rock/pavement in place of the waterlogged grass.
- R. Turf Masters to trim select shrubs to expose rock – the board decided against spending \$40 for this but will use the money to trim some other bushes on the north side of the property that have been repeatedly missed in the past.
- S. NGLA awarded \$150 to RF for Annual meeting – thanks to Mya for attending the NGLA meetings and qualifying us for the funds!
- T. August 2011 Annual Meeting – to be held on August 15th in the park area of the commons or in the barn if there is inclement weather – all homeowners and renters are encouraged to attend. The meeting usually starts at 6:30pm with food, beverages, and socializing. The “State of the Union” begins at 7:00pm. Please bring a chair or blanket (and bug spray, if needed). The HOA will provide food (usually pizza, salad, fruit, dessert), water and soft drinks.
- U. Sidewalk grinding – Joe will get bid for cost of grinding needed sidewalk areas identified by Gina.
- V. RFL trial garden – in progress. Thanks to Mya, Shirley, Jeff and those not named that are working on the garden.
- W. Block Party request – a request was made to hold a block party sometime this year. The board determined that it would be an inconvenience to residents to hold more than one party per year. So we invite you to come to the annual meeting and enjoy some food, fun, and laughter and mingle with your neighbors.
- X. Rock volunteers – Thank you RFL Rockers who have already been helping!! We still have some more to move if anyone wants to join in. We realize it is an inconvenience to have two rock piles still in the road but the only way we could afford the rock addition was to do the work ourselves. There is an obvious incentive for the homeowners to pitch in as this improves the appearance and value of our community, but we have even had renters chip in to help.....is this a great neighborhood or what?!!

Adjournment- Sue made a motion to adjourn the meeting with Rick seconding and the board unanimously approved. The meeting was adjourned at 8:16 PM. The next meeting will be 6:30 PM July 18 at Rick's # 953.

