

**Reynolds Farm Home Owners Association**  
**Minutes recorded for the Monthly Board of Directors meeting,**  
**March 21, 2011 6:30 PM at Gina's #925**

- I. The meeting was called to order at 6:33 PM by Rick Marsh. In attendance were Rick Marsh, Sue Wintersteen, Gail Carey, Gina Underwood, Mya Liberty and Francie Orvis of Flagstaff Management.
  
- II. Homeowner's Comments – There seems to be an increase in animal droppings again. Please remember to pick up after your pets – Thank you!
  
- III. Approval of the January, 2011 Board of Directors Meeting minutes – Rick noted that the January minutes incorrectly stated the date of the next meeting as February 21<sup>st</sup>. The correct date should have been March 21<sup>st</sup>. Sue moved to accept the change, Gina seconded the motion, and the board carried the motion unanimously.
  
- IV. Acceptance-Additions/Changes to Agenda – Additions to the agenda included Architectural Committee approval for windows at #921 and addressing required homeowner repairs that have not been completed. Sue moved to accept the changes, Gina seconded, 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 presented the major points from the meeting including Neighborhood Public Safety presentations. The biggest day of the week for burglaries is Thursday and most occur where people have left their home unlocked or left garage doors open. Thieves are going after GPS's, cell phones, cameras and computers out of cars. Best protection is to keep doors locked and garage doors closed. Make a note of serial numbers for all equipment so that it can be identified if turned into pawn shop. A police officer can come out here and do an evaluation of our entire space, (e.g., high bushes, no lights, fencing, etc.) and will give recommendations for things to keep area secure if we are interested. The city will be repaving some sidewalks but ours will not be done this year (sidewalks inside the Reynolds Farm property are our responsibility). Energy Smart has 2.5% loans available for residents replacing appliances with energy efficient

appliances. Call 303-544-1000 for more info. Learn more at [www.EnergySmartYes.com](http://www.EnergySmartYes.com).

- VI. Barn Committee Reports – Joe was not present to report on the barn. All spaces are currently full.
  
- VII. Manager's Report- The February financial statements were reviewed, and discussed. Francie noted that all homeowners listed as delinquent on HOA dues, have paid. A motion to accept the financial statements was made by Gina and seconded by Gail. The board voted unanimously to approve the motion.
  
  
  
  
  
  
  
  
  
  
- VIII. Old Business –
  - A. Update on #942 – The homeowner has completed installation of new windows and a garage door as per the terms of the covenant lien. The escrow funds for the covenant lien have been released to the homeowner.
  
  - B. Master File for Reynolds Farm – in progress.
  
  - C. Late Fee Policy – Sue will send out the revision for board member approval this week.
  
  - D. Deck Staining Inventory – Completed but needs to be typed up. Some homeowners have done a fabulous job of maintaining their decks, however, the majority of decks are in dire need of deck stain. 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.
  
  
  
  - E. Roof Work – TRRC Roofing will complete a list of needed roof repairs that were noted in their last inspection and submit to the BOD. They should be able to start on necessary repairs soon.
  
  
  - F. List of Items to be done this year – the board will compile list for the next meeting. Items mentioned by the board members included east side fence repairs, the road to barn, building repairs, painting, rock project, holes in road, and mudjacking a few areas of concrete, etc.

## IX. New Business

- A. Repairs for Buildings 3/4 and 10 – we are waiting on a bid from John Peterson. Acropolis Builders has already been approved to begin work on decks and divider walls.
- B. Deck Bid for #952 – Mya motioned to accept Acropolis Builder's bid, Gail seconded the motion. All were in favor. Because this is Rick Marsh's deck, Rick abstained from voting on the deck bid.
- C. Flicker holes – Sue will meet with Jeff Allen with Moriah Painting on repairs needed.
- D. Painting Bid for Buildings 3/4 and 10 – The board accepted a bid from Moriah Painting and approved it last year.
- E. Rock Project – Sue has started work on the project. Rick will arrange to get rock. The board will evaluate the need for additional mulch once the rock work has been completed if funding permits. If anyone wants to get some exercise and help out with this project please contact Sue.
- F. Tree Trimming – The board discussed the pros and cons of spending money on corrective pruning for select trees. Gina moved to perform the corrective pruning, Rick seconded. Mya expressed concern about the pruning budget and did not feel there was enough value for the money. Four members voted in favor. Mya opposed.
- G. Front Gate on #963 needs a latch – Sue will talk to Blake about installing the latch.
- H. Window approval for #921- The Architectural Committee approved the new windows as presented to be installed on #921.
- I. Homeowner's repairs- To be discussed at next month's meeting

Adjournment – Gina made a motion to adjourn the meeting with Gail seconding and the board unanimously approving the motion. The meeting was adjourned at 8:07 PM. The next meeting will be 6:30 PM, Monday April 18<sup>th</sup>, 2011, at Mya's - #953.

**Calling All Gardeners and wanna-be landscapers:** if you would like to join Gina and Sue in trimming roses bushes and shrubs in the front

landscaped area please contact Sue or Gina. Also, anyone who wants to join in on our rock project, please let us know!!

**A note to homeowners who will have their buildings painted next year:**

Homeowners are responsible for maintaining all doors and windows for their unit. Those homeowners in Buildings 3/4 (Units 915-925) and Building 10 (units #950-954) please be prepared for spring painting. If your windows are no longer functioning or are deteriorating on the outside (i.e., the wood is rotting), your windows will need to be repaired or replaced. Also those whose garage doors are delaminating or garage side man doors are warping/delaminating will need to have them repaired or replaced. Remember that the exterior trim of any new windows needs to be white. The garage side man door replacement needs to be a six panel steel door. As always, please check with the Architectural Committee before making any changes to the exterior of your unit. If you have any questions about repairs that you will need to make before the buildings get painted this spring, please contact Francie Orvis at Flagstaff Management.