

Reynolds Farm Condominium Association
2012 Annual Meeting
Monday, August 20, 2012

The annual meeting was called to order by Joe Busacca, President of the Board of Directors at 7:08 PM. Board members present were Mya Liberty, Sue Wintersteen, Juliet Debban, Gina Underwood and Allan Orendorff from Trio Property Management. Also in attendance were 30 to 35 homeowners.

- I. Joe Busacca started with a welcome to all and an introduction of board members and briefly discussed some of the contributions each board member has brought to the table.
- II. Joe introduced our new property manager, Allan Orendorff and gave a detailed explanation of the reasoning for changing property managers.
- III. Proof of Notice was given by Allan Orendorff. Allan also requested that all homeowners make sure he is updated with current addresses and phone numbers of all homeowners and resident renters.
- IV. Joe continued with a review of the year's accomplishments and challenges. A summary of the past year included:
 - Replacement of Flagstaff Property Management with Trio Property Management
 - Significant wind and snow damage that necessitated broken limb removal and tree trimming
 - Ongoing sprinkler enhancement and replacement
 - Standardization of barn fees for all floor spaces and locker configurations
 - The addition of a concrete pad between 923/927 that improved drainage and provides additional parking in a high density parking area
 - Repair of some concrete sections on the road to the barn
 - Repair and painting of Buildings 11 and 15 and possibly Building 14
 - An extensive review of the 2010 Reserve Study
 - Selection of Rock Solid to replace Turf Masters for landscaping, irrigation, and snowplowing services
 - Common area bush trimming
 - Gutter modifications on units 953 and 955 to resolve a freezing problem
 - New gate posts and fence repairs for units 927, 929, and 933
- V. Molly Foley-Healy, an attorney with Winzenburg, Leff, Purvis & Payne, was introduced and took the floor to explain the pros and cons of FHA financing.
- VI. Joe opened the floor to anyone wanting to run for the board. Three positions were open. Sue Wintersteen was re-running for a board position. Krystle Brandt, Rita Gee and Bob Gardinier also volunteered for board positions. Ballots were counted. Sue Wintersteen was re-elected along with Krystle Brandt as a new board member and Rita Gee as the new President.
- VIII. Joe closed the meeting with a thank you to all and a special thank you to Tim Lenihan who did a exemplary job of producing an analysis of the 2010 Reserve Study.