

Reynolds Farm Home Owners Association
Minutes recorded for the Monthly Board of Directors meeting,
April 19th, 2012 6:30M at Gina's #925

- I. The meeting was called to order at 6:31 PM by Joe Busacca. In attendance were Sue Wintersteen, Tim Lenihan, Gina Underwood, Mya Liberty and Francie Orvis and David McCarty with Flagstaff Management.
- II. Homeowner's Comments – There were complaints about residents parking in guest parking spaces. Flagstaff will send letters to those homeowners.
- III. Approval of the March 2012 Directors Meeting minutes – a final version of the minutes will be approved once distributed to the board for review.
- IV. Acceptance-Additions/Changes to Agenda – additions to the agenda included barn light repairs and thanking Turf Masters for providing irrigation information to Rock Solid. Sue motioned to accept the changes. Tim seconded. All were in favor.
- V. Barn Committee Reports – All spaces are currently occupied with numerous people on the waiting list for floor space and lockers.
- VI. NGLA (Neighborhood Group Leadership Association) – the meeting for April does not take place until April 19th.
- VII. On-going Repair list review –
 - A. Barn road repairs – a decision will be postponed until the board can gather more advice and information.
 - B. Attic inspections – Mya and Gina will determine which units have attics. Once identified, the board will discuss the option of inspecting attics for adequate insulation, leaks, and ventilation.
 - C. Fence at #987 – bids were reviewed and discussed. Sue motioned to accept John Peterson's bid for replacement of the fence at #987. Tim seconded. All were in favor.

D. Building 12 crawl space and fan repair – John Peterson approved repair

E. Building 15 painting bid – Sue motioned to accept Moriah Painting’s bid to repaint building 15, Joe seconded. All were in favor. Sue will also create a list of areas on other buildings that need some touch up work done and flicker holes filled and painted.

F. Mulch for landscaping on Fordham – Francie will get bids for materials only for the addition of gorilla hair mulch to the barren landscaped areas along Fordham.

G. Shrub trimming – Sue motioned to accept LID’s bid to trim all shrubs on the property. Gina seconded. All were in favor.

H. Pickets down on fence north of barn – Juliet has repaired the fallen pickets.

I. Sprinkler repairs – significant repairs will be needed on the sprinkler and irrigation system.

J. Cottonwood removal north of #949 – Joe motioned to accept Reinholt Tree Care’s bid to remove a rotted Cottonwood and grind the stump. Sue seconded. All were in favor.

K. Tree trimming – many trees are in dire need of trimming however this will likely be delayed due to funding issues.

VIII. Initial discussion of next year’s budget – Tim provided budget analysis information.

IX. Reserve Study vote – postponed till May meeting.

X. Unfinished business

a. Deck Staining Policy – Sue will put together a proposed policy.

b. Old RF document scanning – Juliet continues to scan old documents.

- c. Owner/renter Contact List updates – Juliet is working on them.
- d. Barn road repair vs. Reserve Funds and barn income – the board discussed options for repairing the road and options for funding the repair of the road to the barn. Due to financial constraints, we will likely only repair the badly damaged areas of the road.
- e. Garage Sale date – Mya will find out when Purdue is having their garage sale so we can coordinate with them. The tentative chosen date is June 2nd. We will confirm a final date at the May meeting.

XI. New Business –

- A. Committee to update CC&Rs and Bylaws – still need volunteers for this committee.
- B. Parking issues – letters were sent to homeowners whose residents are using the guest parking on a regular basis.
- C. Rock project – Sue will be sprucing up select areas where the rocks are settling into the ground.
- D. Turf Masters – Turf Masters was paid for their assistance with the new lawn care company. The time required to repair some leaks was reduced because Turf Masters provided existing irrigation information to the new company resulting in significantly less labor costs for the repairs.
- E. Barn light replacement – Joe said some barn lights are out and need to be replaced. Steward Electric can replace the burned out lights for approximately \$90. Tim motioned to have Steward Electric replace the lights. Joe seconded. All were in favor.

XII. New Business

Adjournment – Joe made a motion to adjourn the meeting with Mya seconding and the board unanimously approving the motion. The meeting was adjourned at 21:05 PM. The next meeting will be 6:30 PM, Monday May 21st at Mya's #953.

FYI – you can still have an energy smart audit for \$50 (normally \$120) if you call 303-544-1000 before June 30th. Mention Sue Wintersteen's name and **Coupon Code EES2103** for \$10 off making it \$40. This includes the blower test to find leaks in your home. They often give you free lightbulbs, weatherstripping, free radon test kits (with no lab costs), and information about rebates for anything you need to have done. For more information go to www.energysmartyes.com. Depending on your income you may qualify for free insulation. Attic Insulation offers the "best bang" for the energy buck: It is the least expensive of any insulation, it qualifies for the best rebate (50% of project cost up to \$500), it greatly increases the comfort of the home, and it is the single best way to reduce energy bills. Another reason to act soon is that the EnergySmart rebates will diminish as the funds decrease.