

Reynolds Farm Home Owners Association
Minutes recorded for the Monthly Board of Directors meeting,
August 20th, 2012 5:30PM in the Park

- I. The meeting was called to order at 5:32 PM by Joe Busacca. In attendance were Sue Wintersteen, Juliet Debban, Gina Underwood, Mya Liberty (attended part of the meeting), and Allan Orendorff of Trio Property Management. Due to the short meeting time available, many items on the agenda were tabled.
- II. Homeowner's Comments – There were complaints about a resident utilizing the guest parking for a parking space.
- III. Approval of July 2012 Directors Meeting minutes – no changes were needed. Sue motioned to accept the minutes as written. All were in favor.
- IV. Acceptance-Additions/Changes to Agenda – no changes were needed.
- V. Barn Committee Reports – Locker space #1 was vacated and has already been filled.
- VI. NGLA (Neighborhood Group Leadership Association) – Mya was not present yet for the NGLA report.
- VII. Manager's Report – Trio reconciled Flagstaff's account ledgers and all credits have been applied to their accounts. We still need to change the signers on the Mile High safe deposit box.
- VIII. On-going Repair list review –
 - A. Building 14 (units 975-979) – the BOD previously voted to paint this fall instead of next spring.
- IX. 2012-2013 Budget – budget has been finalized.
- X. Unfinished business:
 - a. Deck Staining Written Policy – tabled.
 - b. Sorting/Scanning of old RFHOA documents – nearly complete.
 - c. RF HOA Reserve Policy – tabled for the Sept meeting.

- d. Committee for addendum to the HOA CC&R/Bylaws – tabled.
- e. Tree trimming – completed.
- f. Gutter repair inventory – tabled.
- g. Purchase of mulch – Sue will order in September
- h. LID shrub trimming – LID will deduct the amount from their invoice for the two shrubs that were not trimmed.

XI. New Business –

- A. #961 roof vent - tabled.

- B. Painting bid for Building 14 – will request bid from Moriah Painting.

- C. Bids for staining decks – need to compile list of homeowners that want the HOA to do their decks for them. Homeowners will be billed individually for their deck staining if they choose not to do it themselves.

- D. Parking violation #934 – Al will send a letter.

- E. Blake’s bid to repair two fence posts on the east fence - accepted.

Adjournment – Joe made a motion to adjourn the meeting and the board unanimously approving the motion. The meeting was adjourned at 6:02 PM. The next meeting will be at 6:30 PM, Monday September 24th at Krystal’s #931.