

Reynolds Farm Home Owners Association
Minutes recorded for the Monthly Board of Directors meeting,
January 16, 2011 6:30M at Sue's #949

- I. The meeting was called to order at 6:32 PM by Tim Lenihan. In attendance were Sue Wintersteen, Gina Underwood, Mya Liberty, Juliet Debban, and Francie Orvis with Flagstaff Management.
- II. Homeowner's Comments – there was a question whether or not gutter cleaning was finished. It has since been completed.
- III. Approval of the November, 2011 Directors Meeting minutes – No changes were needed. Sue motioned to accept the minutes as written, Juliet seconded the motion, and the board carried the motion unanimously.
- IV. Acceptance-Additions/Changes to Agenda – concrete bid, Sue motioned to accept the changes Mya seconded. All were in favor.
- V. Barn Committee Reports – Joe was unable to attend the meeting. All spaces are currently full.
- VI. NGLA (Neighborhood Group Leadership Association) – the board discussed different options for property improvements to submit for the NGLA grant. Mya prepared a grant proposal that included the addition of mulch to our landscaped areas and the addition of a split rail fence along 9th Street. Sue obtained materials cost estimates, volunteers would provide labor. Tim motioned, Gina seconded. The motion passed unanimously.
- VII. Manager's Report - The November and December financial statements were reviewed, and discussed. One delinquent account has been turned over to the attorney for collection. A second delinquent account has set up a payment plan with the attorney. Francie will contact a third homeowner regarding late dues.
- VIII. Reserve Study Discussion –Tim requested all board members review the reserve study conclusions and be prepared to vote on it

at the March meeting. The key decision to be made is what option the Board wants to make so that future Boards, who have to make repairs, can do them with the minimum amount of hardship to the owners.

IX. On-going and 2012 Repair List Review –

The board needs to make a list of repairs needed now and plan for the future so that we can consolidate work. A request was also made to include target dates and completion dates in the ongoing repair list.

Road to barn – the board discussed different options. The board will get two more bids for road replacement. The bid on hand estimated the cost for barn road replacement at \$16-22k. There was discussion about how to use income from the barn to offset the cost of the road repair. There was also discussion about whether to use 4" or 6" concrete for the replacement.

Electrical inspection – we will secure bids to find out how much.

Some garage doors are in need of repair – this is the homeowners responsibility.

Need painting bid for building 15, will have Jeff touch-up building 14.

Attic inspections – the board discussed having attics inspected for leaks, moisture/condensation, adequate insulation (homeowner responsibility). Francie will get bids to have attics inspected

Siding on north side of #955 – will be repaired before painting

Siding on #953 – has been repaired.

Tim motioned to accept LID bids for trimming the shrubs, Juliet seconded, all were in favor. The junipers are to be done in January and the shrubs in the spring with the caveat that if we do not have funds we can delay trimming the shrubs.

Trees – need bid from Precision Felling for branches considered to be dangerous, too high up, limb removal on cottonwood by #955, shaping.

Road – no planned repairs for road this year.

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Flicker damage – There are still some small holes from flicker damage. Jeff Allen will repair when weather permits.

X. Old Business –

A. Deck Staining New Written Stain Policy Review Status – letters will be sent to homeowners whose decks are in need of staining. May need to add something to CC&Rs to clarify homeowner responsibilities.

B. Old RFHOA Documents update – in progress. May need to have original floor plan docs digitized before they fade out totally.

D. Tree removal update – Francie to contact Precision Felling to schedule a date for limb removal.

E. March meeting topics – add concrete bids.

XI. New Business

A. Insurance agent response – discussion was held around the response from the insurance company with regard to our insurance coverage and individual homeowner improvements. It may be necessary to add an addendum to the covenants to ensure all homeowner improvements are adequately covered under individual homeowner insurance policies.

B. Snow removal company performance – overall they did a good job.

C. St. Vrain tree proposal for tree spraying trees and nutrient injections – would be nice but we don't have the money.

Adjournment – Tim made a motion to adjourn the meeting with Juliet seconding and the board unanimously approving the motion. The meeting was adjourned at 20:42 PM. The next meeting will be 6:30 PM, Monday March 19th at Sue's #949.