

Reynolds Farm Home Owners Association
Minutes recorded for the Monthly Board of Directors meeting,
July 16th, 2012 6:30PM at Mya's #953

- I. The meeting was called to order at 6:35 PM by Joe Busacca. In attendance were Sue Wintersteen, Juliet Debban, Gina Underwood, Mya Liberty, and Allan Orendorff of Trio Property Management. Joe opened with compliments to the entire board for their tremendous effort during the difficult management transition. Initially, Flagstaff was uncooperative and unwilling to turnover documents and information which are the property of RFL.
- II. Homeowner's Comments – Many thanks to Gail Carey for her time spent creating a logo for us! We intend to use it on RFL correspondence.
- III. Approval of June 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 – Bob Gardinier's (940) request to temporarily park a trailer on the pad adjacent to his garage while he puts it up for sale was approved.
- V. Barn Committee Reports – All spaces are currently occupied with numerous people on the waiting list for floor space.
- VI. NGLA (Neighborhood Group Leadership Association) – Deadline for submission of intent to apply for the neighborhood improvement grant is September 21, 2012. A grant workshop is on August 16th. The board needs to decide by July 31st what they would like to pursue so they have time to complete the application.
- VII. Manager's Report – Numerous errors were found with multiple account bookkeeping from Flagstaff. Also, Al will find out how much it would cost in legal fees to pursue #915 back HOA dues.
- VIII. Al recommends that we have an audit done which would cost approximately \$2-4,000. The board felt that we would likely spend more than we would recover. Al also suggested a conference call with the attorney to discuss FHA certification decision. Al will check with the

attorney to see if she can come to our Annual Meeting to discuss FHA.
P.S. Molly will attend and answer questions

IX. On-going Repair list review –

A. Building 15 (units 981-987) – still needs a new fence at #987 and two fences still need to be painted.

B. Building 11 (units 951-957) – painting is nearly complete.

C. Building 14 (units 975-979) – Joe motioned to paint building 14 this year - all were in favor.

D. Gutters were modified on units 953 and 955 to address winter freezing problems.

X. 2012-2013 Budget – budget has been finalized.

XI. Unfinished business:

a. Deck Staining Written Policy – in progress. The board discussed the issue of deck deterioration caused by lack of homeowner's maintaining their decks with regular staining. Homeowners will be responsible for at least partial cost of replacement if deck has not been maintained.

b. Notification to homeowners regarding obligation to maintain decks with regular staining – notification will be included with the July invoices.

c. Sorting/Scanning of old RFHOA documents – nearly complete.

d. Owner/renter Contact List Update – in progress.

e. RF HOA Reserve Policy – tabled for the Sept meeting.

f. Committee for addendum to the HOA CC&R/Bylaws – tabled till Sept.

g. Tree trimming – a bid from Reinholt Tree Service was accepted to trim the majority of the trees along 9th Avenue and Fordham.

XII. New Business –

A. Gutter repair inventory to address downspout discharge in close proximity to foundations – in progress.

B. Mulch for Landscaped Area – Sue motioned to purchase 32 cu yards of mulch for the landscaped area approximately \$1300. All were in favor.

C. Shrub Trimming – completed last week but a few still need additional work.

D. Drip lines/new plants – the drip line hose was repaired by LID. Juliet volunteered to check all the drip lines and replace worn out or install additional heads.

E. Policy for Architectural Committee-approved changes – any exterior changes made by the homeowner are the homeowner's responsibility to maintain. The board is considering a written policy that clarifies the homeowner's obligation and a stipulation that if additions are not maintained, the HOA will perform the maintenance and bill the homeowner. If additions are properly maintained, the HOA will take no action.

F. HOA Website – \$25/mo keep updated. Approximately 1X \$750 to setup, web hosting \$10-20/per year We may have a homeowner that would develop the website. We are exploring options.

G. Property Management Transition – tying up loose ends and address discrepancies with inaccurate Flagstaff provided information VS homeowner records.

H. Annual Meeting planning – We should have an attorney to present pros and cons of FHA approval. Time permitting, Energy Smart will either give a brief talk or be present at 6:30 to answer questions. Mya and Gina will purchase food. Juliet will make up flyers.

I. New Board Members – Please, we need some volunteers to sit on the board. If no one steps up, the Board could be forced to hire an organization to oversee what the board normally does. This will result in an increase in dues. The success of our community depends on our collective talents. P.S We now understand that we will have multiple owners desiring to be on the board

J. Slab repair by utility company – the utility company will be here this week to level the transformer pad by 931-933. Thank you to the City of Longmont for leveling the other pads.

L. Additional lighting along 9th Ave - Al will look into cost.

Adjournment – Joe made a motion to adjourn the meeting and the board unanimously approving the motion. The meeting was adjourned at 9:22 PM. The next meeting will be 5:30 PM, Monday August 20th in the park area prior to the Annual Meeting.

