

Reynolds Farm Home Owners Association
Minutes recorded for the Monthly Board of Directors meeting,
June 18th, 2012 6:30M at Juliet's #919

- I. The meeting was called to order at 6:40 PM by Joe Busacca. In attendance were Sue Wintersteen and Juliet Debban. No representatives from Flagstaff Management either showed up or called to cancel.
- II. Homeowner's Comments – Board members have received positive feedback on the existing garden plot on the south side of the barn and the possible option of additional plots for other residents.
- III. Approval of the May 2012 Directors Meeting minutes – no changes were needed. Joe motioned to accept the minutes as written. All were in favor.
- IV. Acceptance-Additions/Changes to Agenda – there were no additions or changes to the agenda.
- V. Barn Committee Reports – All spaces are currently occupied with numerous people on the waiting list for both locker space and floor space.
- VI. NGLA (Neighborhood Group Leadership Association) – Mya was not present to report on the NGLA.
- VII. Manager's Report – Flagstaff Management did not show up to the meeting to report on the financials. Sue previously picked up checks from Flagstaff, signed them and mailed them. Because Flagstaff Management has not been cooperative in providing information to the new property manager or the BOD, attorneys are drafting a letter to Flagstaff to ensure the HOA receives all appropriate documents and data from Flagstaff Management upon termination of their contract.
- VIII. 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) – one gutter needs to be relocated, all other repairs have been completed, painting is in progress.
 - C. Building 14 (units 975-979) – the entire building is scheduled for painting next summer but Moriah Painting will be touching up trim and fences that are in need now.
- IX. 2012-2013 Budget – the budget will be finalized at a separate meeting. The date for the meeting has not been determined yet.
- X. Unfinished business:
- a. Deck Staining Written Policy – in progress.
 - 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 – in progress.
 - d. Owner/renter Contact List Update – the list received from Flagstaff Management contained numerous errors and omissions. Homeowners have been asked to verify the information provided on their invoices in order for the new property manager to compile an updated contact list.
 - e. RF HOA Reserve Policy – tabled for the next meeting.
 - f. Committee to create an addendum to the HOA CC&R/Bylaws – tabled till August. We are still looking for volunteers who would like to be involved in the review.
- XI. New Business –
- A. Tree Trimming – the trees along 9th Avenue and the corner of 9th and Fordham will be trimmed this summer along with a few other trees that suffered damage from the snow storm last fall. We have received one bid and are waiting on two others.
 - B. Mulch for Landscaped Area – Sue will get bids for adding mulch to the landscaped areas along Fordham.
 - C. Shrub Trimming – LID should be here the week of the 25th to trim the deciduous shrubs.

D. 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 not take any action.

E. HOA Website – the new property manager does not have a central website such as Flagstaff Management's. The board will discuss the costs vs. benefits of paying for a website at the next meeting. Please provide feedback as the board is divided on this issue.

F. Property Management Transition – the board continues to work on making the transition as smooth as possible.

Adjournment – Joe made a motion to adjourn the meeting and the board unanimously approving the motion. The meeting was adjourned at 7:37 PM. The next meeting will be 6:30 PM, Monday July 16th at Mya's #953.