

**Reynolds Farm Home Owners Association
Minutes recorded for the Monthly Board of Directors meeting,
March 19th, 2012 6:30M at Sue's #949**

- I. The meeting was called to order at 6:31 PM by Tim Lenihan. In attendance were Sue Wintersteen, Gina Underwood, Mya Liberty, Juliet Debban, and Francie Orvis and David McCarty with Flagstaff Management.
- II. Homeowner's Comments – Positive comments have been received regarding the snow plowing done this winter by a Rock Solid Landscaping. Another resident's friend commented on the new Reynolds Farm Lane signs that are now more visible at night and also stated the road looks so much better since it has been repaired and sealed.
- III. Approval of the January 2012 Directors Meeting minutes. No changes were needed. Tim motioned to accept the minutes as written, Juliet seconded the motion, and the board carried the motion unanimously.
- IV. Acceptance-Additions/Changes to Agenda – additions to the agenda included determining a garage sale date and discussion about residents who are parking in guest parking on a regular basis. 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) – Mya said there is a new flood plain map out but we are not within the boundaries of the defined flood plain area. Also, we did not meet the deadline to qualify for the NGLA grant this year. We plan to try again next year.
- VII. Manager's Report - The January and February financial statements were reviewed, and discussed. One homeowner has filed for bankruptcy that unfortunately will result in a significant write-off. A second delinquent account has set up a payment plan with the attorney.
- VIII. Reserve Study Discussion – The discussion was tabled until all board members could be present. Tim requested all board members review the reserve study conclusions and be prepared to vote on it at the April

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 –

Sue will update the ongoing repair list for the April meeting and meet with John Peterson to determine pre-painting maintenance that will be required prior to painting buildings 11 and 15.

Road to barn – We still need another bid and will discuss this at the April meeting.

Electrical inspection – still need bids for inspection.

Attic inspections – received a bid for \$1100 from John Peterson. The board will vote on this in April after prioritizing a list of anticipated summer repairs and maintenance.

Trees – Flagstaff will get other bids for tree trimming and removal and stump grinding of one cottonwood.

X. Old Business –

A. Deck Staining New Written Stain Policy Review Status – though many homeowners have been compliant in maintaining their decks with adequate stain, some are desperately in need of stain. Most decks require annual staining to prevent premature deterioration. A formal deck staining policy may be necessary. The HOA will likely have to send letters to non-compliant homeowners to notify them that it will be necessary for the HOA to hire a contractor to stain their decks for them. This will be billed to the homeowner. As mentioned in other minutes, because the HOA must hire contractors who are licensed, bonded and have sufficient liability insurance, it will cost significantly more than if the homeowner does it themselves or hires someone to do it.

B. Old RFHOA Documents update – in progress. Juliet has been reviewing and scanning old documents for preservation and reference.
THANK YOU Juliet!!

C. Owner/Renter Contact List Update – It has been difficult to keep an updated list as some homeowners who rent their units have not been notifying the property manager with current tenant information. Please remember that this is a CC&R requirement.

D. Tree removal/trimming update – we will obtain other bids for removal of one cottonwood, between Units 949 and 951, that has rotted out at the base and evaluate our budget for funding of tree trimming.

E. Barn Road Work Repair vs. Reserve Funds and Barn Income – Flagstaff will add a new line item on our budget to separate barn income, barn maintenance and repairs, and barn reserves to partially fund the replacement of the barn road.

XI. New Business

A. HOA CC&Rs/Bylaws Addendum Committee – Our current CC&Rs and Bylaws are quite outdated and could use a major overhaul. The HOA is looking for previous board members that would be willing to volunteer to review the CC&Rs and Bylaws and make suggestions that would improve on the existing documents. If you are interested, please let a board member know. All changes have to be voted on by the Unit owners.

B. Snow removal company performance/spring cleanup – overall they did a good job on snow removal. Rock Solid will be out the second week in April to turn the sprinklers on and begin the spring cleanup.

C. FHA approval – our FHA approval expired February 2012. It would cost \$2-3,000 to get re-approval. The requirements for approval are stringent and we currently might not qualify. One requirement is that 10% of our income be set aside in the Reserve Fund annually.

D. Status on foreclosures – no units in foreclosure but one unit owner has filed for bankruptcy.

E. Broken snow blower – Bob G. determined that the transmission in the snow blower was broken and it would cost at least \$300 to fix it. Because of liability issues and the cost of necessary repairs, the board voted to get rid of the snow blower. Gina motioned to give the snow blower to Bob G in consideration of his time and effort in taking the snow blower apart trying to fix it. Sue seconded the motion. All were in favor.

F. Garage Sale Date - board members were asked to pick some dates for the sale. The date will be voted on at the April board meeting and will probably take place in early June.

G. Parking issues – some residents are regularly parking in guest parking which is a violation of the Rules and Regulations. This limits parking

for other resident's guests. Flagstaff will send out letters notifying homeowners of the violations. Please remember, you must use your garage and allotted parking spaces as your "first and primary parking spaces". If you have any questions, please contact Flagstaff Management.

- H. Debris pile by north ditch – Mya voiced concerns about the debris accumulating by the ditch. Francie will call the city to request that it be removed.

Adjournment – Juliet made a motion to adjourn the meeting with Gina seconding and the board unanimously approving the motion. The meeting was adjourned at 20:25 PM. The next meeting will be 6:30 PM, Monday April 16th at Gina's #925.