

Reynolds Farm Home Owners Association
Minutes recorded for the Monthly Board of Directors meeting,
October 8, 2012 6:30 PM at Rita Gee (913)

- I. Rita Gee called the meeting to order at 6:36 PM. In attendance were Mya Liberty, Gina Underwood, Juliet Debban, Sue Wintersteen, and Allan Orendorff of Trio Property Management.
- II. Approval/Changes to minutes from Directors Meeting Minutes September 24, 2012, **Changes: *IV Barn Report*** changed information to indicate Order of Listing to be "First Come". **VIII *Old Business B*** Building # 15 Painting not complete. **X *On Going Business B*** added web posting cost \$12.00 to \$20.00 a year prox. Mya motioned to accept the changes, Gina seconded the motion, and board carried the motion unanimously.
- III. Acceptance-Additions/Changes to Agenda: **Addition** to the agenda included Home Owner's comments. Mya motioned to accept the changes, Gina seconded, and board carried the motion unanimously.
- IV. Homeowner's Comments: Ann Sheldon (959) wanted to know if there have ever been any termite problems at Reynolds Farm? Robbins (987) issue with Comcast, Comcast would not install on second floor. This is not an HOA issue.
- V. Barn Report: Submitted for Joe Busacca by Rita Gee. All spaces currently occupied. Waiting listing for locker Jeff Meeker (938), Mya (953) desires to exchange a small upper locker for a larger locker. Floor space: Jeff Meeker (938), Vince (942), Juliet (919). A homeowner has requested a third unit, the question was how many units could one person have? Joe to notify the person Per Reynolds Farm Rules and Regulations (5) A homeowner can only have two storage spaces. Anyone wanting on the list is to contact Joe phone 303.776.0168 or e-mail joebendeavour@me.com.
- VI. NGLA Report:
 - A. The HOA received a \$150.00 check from the NGLA for the Neighborhood Activity Grant
- VII. Financial report:
 - A. Financial report: Allan, Trio Management, gave the following report on balance sheet information. Expenses are currently running 92.6% to plan. Admin expenses are higher than budget as six months of insurance was paid.

Board may consider paying the balance off when the next notice is sent. Maintenance and structures/road maintenance items are significantly under budget (59.7% and 77%) and utilities are slightly above budget at 105.4% or \$365.71 higher. Allan attached the YTD water usage data sheet for review.

- B. Barn Security Account: Rita reported; account now setup with Great Western.
- C. Delinquent Accounts, Allan (TRIO Management) reported, "Regarding receivables, Jones/Baranello have now paid. Woods (942) is still outstanding. Earlier the Board sent a certified letter to Woods, which he has received, signed. If Woods has not paid by the end of the month, Board will turn the account over to legal to collect.
- D. Foreclosures status: No units in foreclosure.
- E. CD account change over report: Rita and Krystle. Rita gave report on CD #1 (from Mile High Bank) for \$29490.92: CD was enrolled into two Great Western Bank CDs, one maturing 4/27/13, the other maturing 10/27/13. HOA still has one other CD at Mile High Bank, maturing at 3/23/13.
- F. Signing of Checks: Rita and Krystle names have been added to the signature cards for the current checking accounts at Great Western.

VIII. Old Business

- A. Building 14 painting in progress.
- B. Landscaping Committee Rita- we are still looking for people for this committee for Spring 2013. Michelle (930) has committed to be on the committee so far. All volunteers from the community are welcomed. Please see a board member if you are interested.
- C. Snow Removal 2012-2013. We have two bids: Rock Solid and Turf Paradise. Inc. The Board has agreed to stay with Rock Solid for this year with changes to the contract. We have agreed to a four-inch accumulation for this year not the six inch we had last year. We ask for the "do not come option". Allan will check with Rock Solid on changes to contract. Allan will ask Rock Solid to contact the homeowners again this year for personal snow removal as they had done last year.
- D. Fall gutter cleaning: Bid from TRRC. Sue motioned to accept; Mya seconded. All were in favor
- E. Gutter repair- Allan, Trio Management, will get bids. Steve Tetrault, TRRC, declined the work.
- F. Flicker Repair: Allan, TRIO Management, update next month.
- G. Tree (975) - Pending Trimming: update next month by TRIO.

IX. New Business

- A. Architectural Committee: Rita: several persons have agreed to be on committee: Bob Gardinier, Sue Wintersteen, and Rick Marsh.
- B. On Line Banking & Safety Deposit Box: Safety deposit box is located with Mile High Bank. On Line Banking with Great Western: Completed
- C. Web site: Name choices: Board agreed on the name **reynoldsfarmhoa** for the web site name. Approved by all Board Members in attendance.
- D. NGLA Grant Proposal: Rita asks persons to help with the grant process. Sue and Gina agreed to be on the committee along with Mya. The board is looking for a NGLA representative. Contact a board member or Mya. The NGLA meetings start at 7:00 PM, at the Senior Center, every third Thursday on the month.
- E. Sprinklers: Rock Solid Allan, TRIO Management, will contact Rock Solid to have the sprinklers system winterized this week (Thursday).

X. On - Going Business

- A. Deck Staining Policy: to be added to Homeowners handbook (work in progress).
- B. RFHOA Handbook updates. Sue will check with Tim Lenihan, who is the person who developed the original handbook. Information from the handbook is needed for inclusion in setting up the website.
- C. HOA Reserve Study. Reference for future use
- D. Inspect boots on building 12, units 959, 961, 963, and 965. TRRC to inspect

Adjournment – meeting adjourned at 8:05pm. The next Board meeting will be 6:30 PM, Monday November 12, 2012 at Rita's unit #913. Future Meetings: December 10, 2012, January 14, 2013 place TBD.