

Reynolds Farm Condominium Association, Inc
Minutes recorded for the Monthly Board of Directors meeting,
December 9, 2013 at Rita's #913

Board Members:

Rita Gee - President 8/12
Sue Wintersteen - Vice President 8/12
Krystle Brandt - Treasurer 8/12
Juliet Debban - Secretary 8/11
Gina Underwood - Director 8/13
Bonnie Prushnok - Director 8/13

Trio Property Management

Allan Orendorff - Manager 6/12

- I. Rita Gee, President Board of Directors, called the Meeting to order at 6:34 PM. Board members in attendance Sue Wintersteen, Juliet Debban, Gina Underwood, Bonnie Prushnok, and Allan Orendorff of Trio Property Management.
- II. Approval November 11, 2013 Minutes, no changes to minutes, approved by all.
- III. Barn Report: Submitted by Joe Busacca, Barn Manager. Please contact Joe (948) barn manager 303.776.0168 to get on the wait lists. **Wait listing: Floor space:** Lynn (979). **Locker space:** none. Persons cannot have more than two spaces in the barn (locker or floor spaces) at one time. **All floor spaces and lockers are occupied. Status on Lockers;**
 - a. Krystle Brandt (931) occupies locker #2 as of 11/01/2013.
 - b. Krystle Brandt (931) occupies locker # 5 as of 12/01/2013.
 - c. Barbara (915) occupies locker #8 as of 11/01/2013.
 - d. Lynn (979) occupies locker #9 as of 12/01/2013.
 - e. Barbara (915) occupies locker # 1 as of 12/01/2013.
 - f. Cassia vacated locker#5 as of 11/30/2013 and has returned barn key.
 - g. Tracey Black (renter 905) vacated locker #1 as of 12/01/2013.
- IV. NGLA Report: Rita, 2014 There will be a meeting about HOA's December 10, 2013 at 7:00 PM. at the Senior Center. Rita and Bonnie will try to attend. Grant money, \$50,000.00, that the city will be receiving will be going to the areas that were damaged in the September floods.
- V. Manager's Report: Allan, Trio Management.
 - A. Financial statements: Allan gave the report. The HOA is running at 63.8% of projected expenses or \$28,146.00 under budget. We are under budget in all major categories.

- B. Late fee charges: Late fees were sent to owner/renter #unit 915, 907, 985, 946, and 942.
- C. State legislation changes 1st of January 2014 rules for HOA's:
 - 1. Setup G-Mail or E-Mail account for the HOA on our web site to collect all documentation received into one location. Allan will follow up with IT.
 - 2. Collection policy: need to revisit the procedures in our CC&R. Rita will send each Board member a copy of the information.
- D. Signing of checks: **Done**

VI. Old Business

- A. Gutters clean up **completed**.
- B. Rock Solid clean up leaves. Will complete clean up in December.
- C. Fence - repair **completed**.
- D. Repairs: Vince replaced outside lights on barn, completed deck staining at unit# 934, which was billed to the homeowner.
- E. Unit #935 is concerned with drive way dropping. Allan checking on repairing. We have several options: 1) replace the concrete \$3,000.00 - \$4,000.00, 2) "Mud Jacking" \$1,600.00, 3) foaming process \$2,200.00. These are just dollar estimates at this time. **Work on going / in progress. Spring project.**
- F. Snow removal contract 2013-2014. Rock Solid contract, same as last years. Concern as to who should be responsible for the snow removal: the common driveways between buildings: 13 and 14, between 11 and 12, between 3, 4 and 5, and between 1 and 2 have no sidewalks, the drive way is the only means to get to the street, or mail Boxes? When the snow melts and re-freezes in these areas, it creates a hazard for anyone walking to and from their condo to the street. Allan to update Rock Solid on the common driveways/sidewalks. The homeowner is responsible to clear their own driveways and sidewalks. **Contract for 2013-2014 approved by all Board members present.** Allan in the January 2014 billing will put a line item to remind units owners/renters they are responsible to clear their drive way and their sidewalk.
- G. Tree trimming - Scheduled
- H. Gas Grill: memos sent to each condo owner/renter, per insurance recommendation & fire code "No open flame within ten feet of structure or on combustible construction".
- I. Unit # 930 **another** letter sent regarding parking in guest parking.

VII. New Business

- A. Home Owners Comments

1. Unit 933 concern with speeding. Reynolds Farm Lane speed limit is 15 miles hour. Allan will contact the owner. Allan will put a reminder in the monthly billing about speed limit we have "Reynolds Farm Lane", February 2014.
 2. Unit # 941 items still under deck and non-conventional window covering still in upstairs widow.
 3. Owners responsible to furnish the names, phone numbers of renters. This is a concern if there is an emergency, fire, etc.
 4. Common Driveways we have "four" common driveways, with one shared road, people are parking in front of the entrance to the common driveways, blocking the driveways. Allan will put a line items in February's billing: "Do Not block common driveways".
- B. Review CCR- Board schedule next meeting January 20, 2014, after the Holidays.
- C. Adjournment – meeting adjourned at 7:40 pm. The next Board meeting will be 6:30 PM, January 13, 2013 at Rita's unit #913.