

Reynolds Farm Condominium Association, Inc
Minutes recorded for the Monthly Board of Directors meeting,
November 11, 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 6:30 PM. Board members in attendance Sue Wintersteen, Juliet Debban, Gina Underwood, Bonnie Prushnok, and Allan Orendorff of Trio Property Management.
- II. Approval October 7, 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. All floor spaces are occupied. Status on Lockers;
 - a. Mark Steen (957) vacated locker #2. Due 1/2 rental fund \$18.00 and deposit to be returned
 - b. Krystle Brandt (931) moved from #8 to #2. Locker rental will increase to \$35.00 month with new contract.
 - c. Barbara (915) now occupies locker #8. Contract signed with \$120.00 for deposit received.
 - d. Krystle (931) locker #9 waiting for locker #1 occupied by renter Tracey Black (previous lived at 905) who will vacated this month.
 - e. Lynn (979) on wait list for locker #9.
- IV. NGLA Report: Rita, 2014 Due to the September's flood damage, the city of Longmont has suspended all Grant monies for this year. Our request for Grant money was therefore not submitted. We received \$150.00 grant money in 2013 for our annual meeting. Rita did not use all of the \$150.00 for food, she used the balance of the money to restock HOA supplies; paper plates, napkins etc.
- V. Manager's Report: Allan, Trio Management.
 - A. Financial statements: Allan gave the report. The HOA is running at 61.8% of projected expenses or \$27,675.00 under budget. We are under budget in all major categories. A quick review indicates that by splitting our insurance into

two payments, not trimming the trees yet, and late schedule of the building and road maintenance makes up the bulk of the savings. This will change in the next few cycles. Interestingly, the water has not saved more than we projected given the inability to water for half of September and October. The amount of water used during this period may have been due to the clean up required after the flood. Next year water may be limited due to the damage to the water reservoirs

- B. Insurance: Acuity Insurance Company inspected the property and informed the members of the HOA Board; Reynolds Farm Condo's were in good shape. There was one problem; Bar-B-Q's on some decks. The Fire Code states that **No open flame allowed on balconies or within ten feet of combustible construction (propane and charcoal)**. Can use grills in driveways away from all structures, and trees. Only 2 1/2 pound tanks are permitted for propane. The use of Electric grills, stoves are permitted. **Memos will be sent to all owners and renters.**
- C. Late fee charges: A/R Aging Summary As of October 31, 2013; Plus 30 days past due: statements with late fees were sent to owner/renter #unit 917,907, 985, 946, 942.
- D. Signing of checks: **Done**

VI. Old Business

- A. Painting for 2013: Painting Building #12 2013 - 14 No touch up to be done this year. Painting to be done 2014. **New bids to include the brand of paint and type. Contract with time limit set for completion.**
- B. CD - Great Western CD (matured on 10/27/2013) cashed and deposited into Reynolds Farms Condominium Association Mile High Money Market Account.
- C. Gutters all units to be cleaned end of November or after all the leaves have fallen.
- D. Rock Solid clean up leaves. Will make last clean up in November.
- E. Sump Pump building #12. Unit #959 wants to know when the temporary fix will be repaired. This work was done by Joe Busacca, two plus years ago as a temporary fix. **Pending.**
- F. Fence - Vince to repair fence; behind barn and northeast corner, extend the fence along (south) side ditch, behind building #12. Replace post as needed. Use boards from existing fence on south side of barn to make repairs. The RFC Board agreed that we do not need two fences, and Vince should make the changes to the fence. The second fence, which is to the south of the barn, belongs to Stonebridge and is in good shape. We can make good use of our fence material to repair the perimeter fencing in other locations as needed. Need to clean up the area between the fences as we reclaim the fence.
- G. Unit #935 is concerned with drive way dropping. Allan checking on repairing. May be able to use "Jacking" process. **Work on going / in progress**

H. Concrete / Curbs sides: Allan will talk to Dan, Colorado Asphalt; replace 100 feet of curbs each year at \$3000.00 to \$3500.00. At the same time, replace the non-driveways/rocked areas. Straighten out the driveways so that the people do not run over the sprinklers/grass. Replacing areas that are in the worst shape first. Start this year; continue replacing sections of the curbs for the next four to five years. Replace the road after all the curbs work has been completed. Board agreed to have Allan follow up with Dan. This is our long-term plan to upgrade Reynolds Farm road and curbs. Pending "TO DO" **Work on going / in progress.**

I. Tree trimming - Board reviewed two bids: 3D and Reinholdt, agreed to award work to 3D. Sue to contract 3D, coordinate and schedule work to be done.

VII. New Business

A. Home Owners Comments None.

B. Unit #944 bush need to be trimmed, include park area and other areas. Bids request for shrubs. **Pending.**

C. Ash trees will need to replace in the coming years, due to the Emerald Ash Bore. We have some 20-ash trees. Board to re-visit this in the Spring of 2014

D. Architectural Change Requests:

1. Unit # 930 Window - Board approved

2. Unit # 915 Railing Board approved

E. Review CCR - Board to schedule next meeting mid January, after the Holidays.

F. Adjournment – meeting adjourned at 8:05 pm. The next Board meeting will be 6:30 PM, December 9, 2013 at Rita's unit #913.