

Reynolds Farm Condominium Association, Inc
Minutes recorded for the Monthly Board of Directors meeting,
October 7, 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 6:35 PM. Board members in attendance Sue Wintersteen, Krystle Brandt, Juliet Debban, Gina Underwood, Bonnie Prushnok, and Allan Orendorff of Trio Property Management.
- II. Approval September 9, 2013 Minutes, Changes made, approved by all.
- III. Barn Report: Submitted by Joe Busacca, Barn Manager. All Lockers and floor spaces are occupied.
- IV. NGLA Report: Rita, 2014 Grant postponed due to the September 12, 2013, flood. Requests due to the city end of October. AI was concerned about the status of the reservoirs; would there be a problem with water usage next year? Reynolds Farm did not attend the September NGLA meeting.
- V. Manager's Report: Allan, Trio Management.
 - A. Financial statements: Allan gave the report. The Association Income & Expense Budget vs. Actual: expenses are under budget \$15,167.06 or 17.8% below budget for this period in time. We have managed to drop our water expenses by \$1,500.00 for the same period in time over last year. We initially budgeted for all the insurance to be paid in July, but only paid 50%; therefore, we are under budget by approx. \$9,000.00 for insurance. This will be paid in the December / January time frame. We are under budget in all major categories.
 - B. Insurance: Acuity Insurance Company will be coming out Tuesday, October 8, 2013, to inspect the property.
 - C. Late fee charges: new statements sent to owner #unit 919.
 - D. Last year's 2012 - 2013 Records/Financial information down loaded to a computer CD. Allan gave the CD to Rita. The CD is to be placed into the HOA Safe Deposit Box. Sue requested to see the CD, review the data.
 - E. CD \$15,000.00 at Great Western, matures October 27, 2013. Krystle, will check on rates. Will move the money this month, per board approval.

Rates: Great Western Bank CD one year .15%. Mile High Bank Money Market rate is .45%.

F. Signing of checks: Completed.

VI. Old Business

A. Painting for 2013: Painting Building #12 2013- 14 Touch up buildings #12 this fall, by Jeff. New bids to include the brand of paint and type. Contract with time limit set for completion.

B. Gutters units #959, #919, #936, and barn gutters are full of leaves; water is over flowing the gutters. Bid accepted for \$1800.00, cleaning gutters for Building #12 now and all buildings will be cleaned the end of November or after all the leaves have fallen.

C. Fan in crawl space Building #12. Vandals damaged fan, Vince replaced. Vince will set the timer to run 24 hours for three weeks, than will set to run 12 hours a day. This is for the moisture in the crawl space.

D. Sump Pump building #12. Unit #959 wants to know when the temporary fix will be repaired? Pending.

E. Fence - repaired by Stonebridge, damaged by mowers. Allan noted very nice people to work with, they agreed to repair asap. HOA to repair perimeter fence by barn still pending.

F. Unit #935 rebuild deck: done, \$1200.00.

G. Unit #935 is concerned with drive way dropping. Allan checking on repairing. May be able to use "Jacking" process.

H. Concrete / Curbs sides: Allan will talk to Dan, Colorado Asphalt, replace 100 feet of curbs each year at prox \$3000.00. 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"

I. Flood updates. Unit owners 901, 903, Remove debris under the decks. Allan to follow up.

J. Sump pumps: If the unit has a pit then it is the owners responsible for installing and maintaining the sump pump. Pending Winter project / attorney advice.

K. Unit #946 Noise: Letter to be sent. Neighbors have asked the unit owner to keep the noise down on numerous occasions; the requests were not received very well. This person has a history of not complying. Last letter sent August 2013.

L. Tree dying in front of Building #8. Tree Company to check

VII. New Business

A. Home Owners Comments

1. Unit 915 requested a railing installed at entrance/gate and inside. Owner needs to fill out an ACC form and submit. Installation at owner's expense.
2. Unit #933 - #931: Parking space next to electrical box. Concern with the box and pad, last year Comcast employee while backing up their truck drove over the box. The box collapsed, the truck fell into hole/box. A tow truck had to lift up the truck in order to remove the truck. The city replaced the concrete box. Nevertheless, the problem still exists; someone might drive into the box again. Need to investigate options.

B. Rock Solid replaced valve in box on east side of unit #925.

C. Unit #941: items under deck, plywood on deck (gate). Window covering back bedroom. Letter to be sent.

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

E. Tree trimming - solicit bids for fall and spring. Sue will assist with list of items to be trimmed.

F. Unit #969 ACC forms for improvements to unit, Sat disk, Air Conditioner, Windows replaced. Three forms all items approved by Board.

G. Adjournment – meeting adjourned at 8:25 pm. The next Board meeting will be 6:30 PM, November 11, 2013 at Rita's unit #913.