

Reynolds Farm Condominium Association, Inc.
Minutes recorded for the Monthly Board of Directors meeting,
August 6, 2013 6:30 PM 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 8/10

Trio Property Management

Allan Orendorff – Manager 6/12

- I. The meeting was called to order at 6:35 PM by Rita Gee. In attendance were Krystle Brandt, Gina Underwood, Sue Wintersteen, and Allan Orendorff of Trio Property Management.
- II. Approval of the July, 2013 Board of Directors Meeting minutes – No changes were needed. Krystle motioned to accept the minutes as written, Gina seconded the motion, and the board carried the motion unanimously.
- III. Barn Committee Reports – All spaces are currently full. Please contact Joe Bussaca if you would like to be placed on the wait list. The board discussed the purpose of the barn, and pros and cons of prioritizing resident homeowners vs. renters vs. non-resident homeowners. After reconsideration, the board elected to give resident homeowners priority followed by renters. Non-resident homeowners are not eligible to rent spaces in the barn. Rita will talk about this at the Annual Meeting.
- IV. NGLA – Reynolds Farm HOA is eligible for up to \$6,000 in NGLA grant funds for neighborhood improvements (if the HOA contributes additional funds and volunteer work). The first meeting with NGLA to talk about grant process is September 3rd. The first phase of paperwork is due by September 27th. Rita will continue to work on our proposal for improvements to our neighborhood.
- V. Manager's Report- The July financial statements were reviewed and discussed. We are currently a little under budget and have used approximately \$1100 less water this summer compared to last year. We also finally received 6 months of past dues from the 915 foreclosure and subsequent filing of a super lien. All other units are current on their dues. Al also received a monetary donation for the purchase of additional plants and shrubs for our landscaped area.
- VI. Old Business –

Flicker Repairs – pending

2013 Building Painting – in progress. Once the buildings are completed, please notify Al if you notice any painting that was missed, done improperly or have any other concerns.

927 Hammock letter to homeowner – not sent, Rita will remind homeowners about our CC&R restrictions regarding hanging items on Common Elements and Limited Common Elements per Article 6.5.

901 Dead Aspen Tree Removal letter to homeowner – not sent yet.

971 Weed Tree Removal letter to homeowner – not sent yet.

Repair of fence by NE corner of barn – multiple fence posts have rotted at the base and need replacement. A few boards also need replacement. This work should be completed before winter.

Mulch work, Buffalo Junipers – we still need more mulch to finish the property and also need to remove some dead shrubs and purchase some replacement plants. Al has created a separate line item in our budget for money that was donated from a homeowner for the purchase of additional plants for our park area.

Deck Staining – Al will contact Vince to see if he can provide staining services. Al will provide a list of decks that have not yet been stained this year by the homeowner and get Vince to price them out individually. Al and Vince will coordinate with homeowners the approximate time table for completing the deck staining work. Homeowners will be billed for the work on their monthly invoice.

Gates need painting – Al will check with Vince to see if he can paint the gates at #933 (touch up) and #936 (recently replaced, needs prime and paint).

VII. New Business –

Homeowner Comments – we have received compliments about the mulch and complaints about weed/fertilizer spraying.

Insurance Renewal – Al presented our options and explained the likely changes in the future for the Wind & Hail deductible. Of the policies available to us, Sue motioned to accept the Acuity policy with \$10,000 deductible so long as Acuity has an acceptable rating per our CC&Rs. Krystle seconded the motion. All were in favor.

Barn Waiting List – already discussed above

Parking Violations – some residents continue to park in Guest Parking Only spaces and allow guests to park in the street when there is guest parking available. The HOA will continue to monitor and send out violation notices and warnings for future fines if this continues.

Architectural Committee Requests – architectural requests for #917 (inside patio area improvements), #938 (window replacement), and #940 (removal of sliding patio door and installation of kitchen window) were reviewed and approved by the Board.

Annual Meeting Agenda – Rita, Al and Krystle went over the items to be covered at the Annual Meeting and clarified who would be speaking about each topic.

#946 Noise Complaints – Al continues to receive complaints about late night noise levels. The board discussed the history of noise complaints from this unit. Al will send a letter to the resident to notify them that any future complaints will result in fines.

Adjournment – Rita motioned to adjourn the meeting at 8:40pm. The next meeting will be 6:30 PM, Monday September 9th at Rita's, 913 Reynolds Farm.

