

Reynolds Farm Condominium Association, Inc.
Minutes recorded for the Monthly Board of Directors meeting,
July 8, 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 6:32 PM by Rita Gee. In attendance were Krystle Brandt, Gina Underwood, Sue Wintersteen, and Allan Orendorff of Trio Property Management.
- II. Approval of the June, 2013 Board of Directors Meeting minutes – No changes were needed. Krystle motioned to accept the minutes as written, Sue seconded the motion, and the board carried the motion unanimously.
- III. Barn Committee Reports – All spaces are currently full, however, there may be two floor spaces opening in the near future. Please contact Joe Bussaca if you would like to be placed on the wait list.
- IV. NGLA – Nothing to report – there will not be any meetings for NGLA in July and August.
- V. Manager's Report- The June financial statements were reviewed and discussed.

Water usage – overall we have used approximately 400,000 gallons less than last year for the month.

Insurance – AI continues to seek better pricing for our insurance. Initial insurance quotes were up significantly this year.

Crimped irrigation hose – grass south of 913 dying due to crimped water hose from tree roots. Instead of digging up and replacing an entire water line a hose was installed to bypass the crimped area saving significant materials and labor costs.

Revive – Rock Solid applied Revive to the entire property to hopefully reduce water usage.

CC&Rs 1st Draft – legal has provided a first draft of a revision our CC&Rs. The Board will have a separate meeting to review the draft and submit any suggestions, changes, and additions.

915 Foreclosure – the property is now owned by a bank and the bank is getting billed for HOA dues.

Lawn Care – AI has asked Rock Solid to increase the height on the mowing blades to 4" to protect the grass from the summer heat.

Deck Staining – AI has received notification from some owners that they have already stained their decks. Some complaints were received over having to stain their decks. Per the CC&Rs homeowners are responsible for maintaining their decks. The HOA does repair and replacement of decks as needed except when the deck requires replacement due to neglect and/or abuse. Annual staining prolongs the life of the deck and reduces the HOA costs for deck repairs/replacement.

VI. Old Business –

Flicker damage repair - ongoing.

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

905 west stair rebuild and paint - completed

936 replacement of one deck board – completed

Community Garden – the board is waiting for a proposal from the Community Garden Committee

US Bank Account – Signature cards to be updated. Funds will remain in the account currently accruing 1.0% interest.

Reserve Funds – table until September

VII. New Business –

Homeowner Comments – a homeowner noticed water runoff on the south end of the park area after the sprinklers have been on. Rock Solid will change the sprinkler clock from one watering time to two watering times with a shorter cycle time.

927 Hammock hanging under deck – unfortunately this is prohibited. AI will send a letter.

901 Dead Aspen Tree – AI will send letter to homeowner to have tree removed.

971 Weed Tree growing too close to building – AI will send letter to homeowner.

951 tenants parking in street and speeding – Tenants are moving out.

Mulch for landscaped area – little of the original mulch in the landscaped area remains in some areas. No mulch has been added since the initial installation in 2004? Sue and Krystle will check on current prices for Gorilla Hair mulch and Cedar Mulch. Both types are more resistant to blowing away than the originally installed mulch. Rita motioned to approve the purchase of 40 cu yds of mulch to improve the area with the cost not to exceed \$2,000. Gina seconded. All were in favor.

Annual Meeting Agenda – the Annual Meeting will take place on August 12th in the Park Area with the barn as an alternate location in case of bad weather. There are two board member positions open. Gina's term has ended however she has stated her intent to run again. The second position was vacated earlier when Mya Liberty resigned. If you are interested in running for the board please notify AI so he can add your name to the ballot. Rita Gee will be catering the event with the food and

social hour beginning at 6:30pm and the meeting beginning at 7:00pm. Please bring a chair if desired.

Deck Inspections – Rita has documented the current deck conditions for all decks.

Insurance cost increases – already discussed above

Budget 2013/2014 – a few changes were made. AI will finalize.

Covenant/Bylaws Update – first draft – Rita will set a date for the board to meet to discuss recommendations/changes/additions.

Property fence around barn – the NE corner needs some posts and replaced. This will require getting the homeowner north of the barn to dig away some soil and debris that has piled up on the fence. Krystle motioned to have Blake do any necessary work on this portion of the fence. All were in favor. Two fence posts south of the barn are also in need of replacement. This work was placed on hold until a decision was made to either fix the fence or tear it down since the apartment complex also has a fence along that section.

Adjournment – Rita motioned to adjourn the meeting at 8:35pm. The next meeting will be 5:30 PM, Monday August 12th in the park area just prior to the Annual Meeting.