

**Reynolds Farm Condominium Association, Inc**  
**Minutes recorded for the Monthly Board of Directors Meeting,**  
**June 11, 2013 6:30 PM at Rita Gee (913)**

- I. Rita Gee called the meeting to order at 6:35 PM. In attendance were, Juliet Debban, Sue Wintersteen, Krystle Brandt, Joe Busacca, and Allan Orendorff of Trio Property Management.
- II. **Approval of Minutes May 13, 2013, Approved by all.**
- III. **Barn Report:** Joe Busacca updated the board on the barn/space. The outside lights on the north side of the barn need to be repaired, they are hanging from the side of the wall. Allan to follow up.
- IV. **NGLA Report:** Rita gave the board a report on the Neighborhood Group Leaders Association (NGLA) meeting for May 16, 2013. Reynolds Farm HOA received the approval in the amount of \$150.00 for our social event in August 2013, The link to the city web page is <http://www.ci.longmont.co.us/cnr/neighborhood/n gla.htm>
- V. **Manager's Report:** Allan, Trio Management.
  - A. **Financial report:** Allan gave the report on balance sheet information Financials: The Association is at 79.3% of our budgeted expenses.
  - B. **Great Western CD** closed out, transferred to Mile Hi Money Market account at the end of June. The New Board was diligent in keeping the budget in line this past **FISCAL YEAR**. The lack of snow subsequent lowered cost for snow removal which really helped. We are hoping this summer is not as hot as last and we can save some money on watering
  - C. **Unit #903 Delinquent Accounts** Certified letters sent by legal for collection.
  - D. **UNIT #915 Foreclosure status:** Continue to follow status: Legal is proceeding with super lien on outstanding balance.
  - E. **Watering:** Al reported he had Rock Solid start the season with 2 days a week, rotors 20 minutes, pop ups 6 minutes. Al had Rock Solid increase watering time to three days a week: Wednesday, Friday, and Sunday, increases the times. Al will send board an update. Grass in many areas is drying out. Rock Solid application of "Revive". \$ 450.00. Board approved. Noted: Concerns with watering hitting the decks and stairs, Al will have Rock Solid check.
  - F. **Unit #942** Paid and is current. Tree removed from courtyard. **Done**
  - G. **Unit #955 Sump pump replacement.** HOA to consider maintenance schedule for all sump pumps. – **Continued discussion next month.**
  - H. **#Unit 987 Architectural Form request** replacing windows in the condo, work to be done over the next years. Board Approved.

## VI. Old Business

- A. **Flicker Damage** to buildings repairs ongoing.
- B. **Covenant/Bylaws:** Molly Foley-Healy, attorney, to provide 1st pass of document in June. Board member, Juliet, gave Pres, Rita, the pc disk on HOA documents (from files in barn/locker) which were scanned in 2011-2012 to be placed in the HOA safety deposit box.
- C. **Buildings Scheduled to be painted:** Building #2 to be painted this year, Building #5 is scheduled for the 2013-14 fiscal year and Building #12 will have touch ups done and evaluated for future painting in subsequent year. Bids received for Building #5 \$5100.00, Building #2 \$4500.00 from Moriah's Painting.
- D. **Reserve Study:** Board utilizing reserve study to prioritize work schedules starting with roofing & ventilation in an effort to extend the life of the shingles. Continue next month. Ridge ventilation was installed to some of the building, but the vents in the soffits were not sufficient. To extend the life of the roofing would require installing more ventilation. Tetrault Roofing had given the board an estimate on the life of the roofing in 2011, \$1000.00 on each building for installing more ventilation. **Board continue to investigate.**
- E. **Stairs repair Unit #905 Done.**
- F. **Mail Box Post 969 Replaced.**
- G. **Decks to be stained by owner by June 1, 2013.** Owners' unable to comply, the Board will have the staining done, bill the owners. Al has Notified Owners. **Owner are to notify Al when their deck have been done.** Allan will be notified which decks need to be stained.
- H. **Unit #937** renter running over the grass. Allan to send letter **Done**
- I. **Unit #977** gutters work **completed**
- J. **US BANK** Board to update US Bank on signatory for the account. **Saving Account** \$21,872.89 the following names are to be added to the account as co-signers: Rita Gee, President and Krystle Brandt, Treasurer for the Reynolds Farm Association. These are the only persons to sign on this account.
- K. **Reynolds Farm Documents** stored in the HOA barn locker. Disposal of "old" documents. Tabled for future discussion **Fall.**

## VII. New Business

- A. **Unit # 959** Gutters need to be cleaned. Crack on front window. Building # 12 is scheduled for touch up painting, Jeff Allen ( painter check), check at that time.
- B. **Unit # 946** received a complaint about the noise coming from unit # 946. Al will have this information pertaining to noise levels added to the invoice sent to the owners. The person who is having the problem should talk to the

person creating the noise and if this does not help then contact the local Police department.

- C. **Flyer Current issues:** Rite will create a flyer to placed in gates at each unit: Annual meeting August 12, 2013, 6:00 PM. Decks to be stained. Noise level problems.
- D. **Gardening Committee.** Gardening committee will be Ladies from Units # 930, 927 and 953. Committee will be getting together to set standards, report to the Board.
- E. **Barn - Ditch overflow from heavy rain. Need to check on grading area.**
- F. **Unit # 971 Tree.** Tree/weeds on the south side of the unit. **Allan will check.**
- G. **Home Owners Commit:**
  - a. **Unit #936 gutter problem. Allan will check.**
  - b. **Unit # 927** requested to install a compost by the barn, she would maintain the unit. Board did **not approve.**
  - c. **Unit # 949** gate needs to be repaired. **Blake to check.**
  - d. **Unit # 919** contact Rock Solid, **spraying weed killer** around garden areas. Do do not spray near potted flower/vegetables. Do not spray between 919 and 921, or behind patios. **Trees** next door **Sonebridge**, request to have their trees trimmed, one of the branches is hanging over and smothering a tree behind Building #5. **Al to follow up.**
- H. **Budget for 2013-2014.** 2013/14 Budget still in progress. Concerns raised regarding possible insurance increases seen by other HOA's. Property Manager to contact insurance agent to investigate renewal costs. Numbers to be updated and will revisit next month.
- I. Board accepted Mya Liberty resignation as board member.
- J. **Adjournment** – meeting adjourned at 8:45 pm. The next Board meeting will be 6:30 PM July 8, 2013, at Rita's unit #913. Future Meetings: Annual meeting, August 12, 2013, 6:00 pm.