

**Reynolds Farm Home Owners Association**  
**Minutes recorded for the Monthly Board of Directors meeting,**  
**MAY 13, 2013 6:30 PM at Rita Gee (913)**

- I. Rita Gee called the meeting to order at 6:35 PM. In attendance were Gina Underwood, Juliet Debban, Krystle Brandt, and Allan Orendorff of Trio Property Management.
- II. **Approval of Minutes APRIL 8, 2013, Approved by all.**
- III. **Barn Report:** Floor space #1 is available June 1st. Security deposit will be refunded once the area has been reviewed. The Board is reviewing the waiting list. Resident owners will get first consideration followed by renters, then non resident owners. Joe Busacca will be contacted by AI to provide the Board with current listing of the persons waiting for floor space/locker.
- IV. **NGLA Report:** Rita gave the board a report on the Neighborhood Group Leaders Association (NGLA) meeting for April 18, 2013. Dates: May 13 cut off for application for application our social event in August 2013, Rita e-mailed the forms. May 16 NGLA will review and approve of the grant. June 25 approval letters will be mailed to neighborhood groups. Our association should receive a check \$150.00. Rita will go to the next NGLA meeting is May 16. The link to the city web page is <http://www.ci.longmont.co.us/cnr/neighborhood/n gla.htm> if anyone would like to check out the minutes to the NGLA meetings and calendar. **We still need someone to step forward to be the representative for Reynolds Farm HOA. Meetings are held on the 3rd Thursday of the month at the SR Center at 7:00pm. Anyone interested in going to the meetings please contact Rita Gee or any board member. The Board invites Unit Owners to come and get involved with your HOA.**
- V. **Board reviewing attendance** from the 2012 annual meeting to determine food requirements for the 2013 meeting.
- VI. **Manager's Report:** Allan, Trio Management.
  - A. **Financial report:** Allan gave the report on balance sheet information Financials: The Association is at 87% of our budgeted expenses. Total assets = 216,571 with the operating account @ \$74,944.
  - B. **Unit #903 Delinquent Accounts** bounced check - Board approved turning over to legal for collection.
  - C. **UNIT #915 Foreclosure status:** Legal is proceeding with super lien on outstanding balance.
  - D. **Water restrictions:** Longmont has not imposed any water restriction yet. Gina noted in the NGLA meeting the city will be cutting back on watering some areas of the parks in town this summer.

- E. **Unit #942** committed to make payments current to end of fiscal year & has approved HOA to remove tree in courtyard & bill owner.
- F. **Unit #955 Sump pump replacement.** HOA to consider maintenance schedule for all sump pumps. – More discussion next month.

## VII. **Old Business**

- A. **Flicker Damage** to buildings repairs ongoing. Board will compare list with painter for repair.
- B. **Covenant/Bylaws:** Molly Foley-Healy, attorney, to provide 1st pass of document in June.
- C. **Five Backflows inspected** - all passed.
- D. **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.
- E. **Reserve Study:** Board utilizing reserve study to prioritize work schedules starting with roofing & ventilation in an effort to extend the life of the shingles
- F. **Repair Units #936** has sent a written request to repair west deck (one board). Blake will assess, respond to board. Moriah's Painting to do the deck staining. **Pending** completion May.
- G. **Stairs repair Unit #905 Pending** completion May.
- H. **Reynolds Farm Documents** stored in the HOA barn locker. Disposal of "old" documents. Tabled for future discussion.

## VIII. **New Business**

- A. **Unit #977** gutters to be adjusted to move water further way from building – Crovelli Construction has been contacted.
- B. **Unit #937** renter running over the grass. Allan to send letter.
- C. **Gardening Committee.** Board looking for a volunteer (s) to form a gardening committee to set standards of use. Committee will report to the Board.
- D. **Unit # 971 Tree.** Tree/weeds on the south side of the unit. **Unit # 930** rocks on the yard area owner to put rocks back along the fence, Krystle will talk to owner. **Fence in the commons,** need to check one of the boards continues to fall down, located on the north side. Allan will check.
- E. **Home Owners Commit Unit #936 gutter problem.** Allan will check.
- F. **Garage Sale: June 1, 2013.** Gina will put up the banners; they are stored in the HOA locker (barn). Gina will contact the Times Call to have sale in paper.

- G. **Decks to be stained by owner by June 1, 2013.** Owners' who do not comply the Board will have the staining done and bill the owners.
- H. **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.
- I. **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. Some line items in 2014 budget will be combined to better clarify reporting.
- J. **Mulch Requirements:** A request was made to spend \$3,400 on mulch and pavers. Board decided not to spend funds at this time, and look at other potential solutions such as rock.
- K. **Adjournment** – meeting adjourned at 9:15 pm. The next Board meeting will be 6:30 PM, **Tuesday June 11, 2013** at Rita's unit #913. Future Meetings: July 8, 2013, place TBD. Annual meeting, August 12, 2013, 6:00 pm.