

Reynolds Farm Home Owners Association
Minutes recorded for the Monthly Board of Directors meeting,
FEBRUARY 11, 2013 6:30 PM at Rita Gee (913)

- I. Rita Gee called the meeting to order at 6:33 PM. In attendance were Gina Underwood, Juliet Debban, Krystle Brandt, Sue Wintersteen, and Allan Orendorff of Trio Property Management. Not in attendance Mya liberty.
- II. **Approval of Minutes January 14, 2013, Approved with changes by all.**
- III. **Barn Report:** Submitted by Joe Busacca, Barn manager. No changes. Rita Gee will be the contact for barn when Joe goes on winter hiatus.
- IV. **NGLA Report:** Gina Underwood gave the board a report on the Neighborhood Group Leaders Association (NGLA) meeting for January 17, 2013. To date, we regretfully inform all residents that Reynolds Farm Condo is no longer eligible for the 2013 NGLA Grant. Due to unforeseen circumstances, the Grant Proposal was not submitted on time. The Board will make a concerted effort to try again for the 2014 year if the opportunity arises. **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. **Manager's Report:** Allan, Trio Management.
 - A. Financial report: Allan gave the report on balance sheet information.
 - B. Barn Security Account: Ref: Barn Security Deposit Report. **Current.**
 - C. Delinquent Accounts Receivables. Allan, Trio Management, units late: 917, 903, 933.
 - D. Foreclosure status: Unit 915 is now in **Foreclosure:** Allan continues to monitor the status of the unit. Received \$707.00 for six months past dues to the HOA.
 - E. ET sprinkler system. Allan reported on his findings, this type of system is not feasible for our HOA.
 - F. Building damage units #909 and #911. Flicker damage (bird, squirrel, etc) has attempted to make a hole in the side of the units. **Completed.**
 - G. Signing of Checks: **Done**
- VI. **Old Business**

- A. Flicker Damage to buildings: Board will continue to update Repair Listing, as this is an ongoing problem.
- B. Reynolds Farm Documents stored in the HOA barn locker. Disposal of "old" documents. Tabled for future discussion.

VII. **New Business**

- A. Homeowners Comments: Unit 951 dog removed due to rent agreement.
- B. Snow Removal reviewed contract. The contract is for a 4 inch depth of snow with the option to cancel. Concern the sidewalk, 9th Street and Fordham Street need to be cleared within 24 hours after each snowfall. Sue noted that she was to be the point person and would call Rock Solid to cancel snow plowing by 8:00 am as deemed necessary.
- C. Buildings Scheduled to be Painted 2013: Buildings #2 (units 909, 911, 913) and #12 (units 965, 963, 961, 959) are to be painted this year, tentatively. Board will discuss and finalize at next month's board meeting.
- D. Deck Policy: Discussion on need to have deck policy that will require homeowners to complete their own annual deck staining by July 1, every year. After that date, the HOA will contract someone to perform staining and cost will be billed to the individual homeowners.
- E. Junipers, bushes. Allan Trio will get bids for trimming and or removal of junipers/bushes.
- F. Budget for 2013-2014. Krystle and Sue to prepare a draft budget with allocation to reserve accounts.
- G. Reserve Study. Discussion on moneys. Tabled for future discussion
- H. Up Dating, Reynolds Farm covenants. Discussion. Tabled for future discussion.
- I. Conduit repairs by Building #2. There may be a need to repair the conduit by building #2 this summer.
- J. Homeowner replacement/repair of garage doors. HOA will send out notification to homeowners who need to replace or repair both garage doors prior to painting their building this year.

Adjournment – meeting adjourned at 8:10pm. The next Board meeting will be 6:30 PM, Monday March 11, 2013 at Rita's unit #913. Future Meeting: place TBD.