

Reynolds Farm Home Owners Association
Minutes recorded for the Monthly Board of Directors meeting,
JANUARY 14, 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, Mya Liberty, Sue Wintersteen, and Allan Orendorff of Trio Property Management.
- II. **Approval of Minutes December 10, 2012, Approved 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:** Mya Liberty gave the board a copy of the Neighborhood Group Leaders Association (NGLA) Minutes for December 20, 2012. Mya updated the board on the Reynolds Farm's Grant intent, which was approved in November 2012. Mya is now writing the Grant and will have it completed before the dead line of February 1, 2013. Mya will give the board a copy of the Grant. Liz Robbins, condominium owner unit # 987, has gone to the last two NGLA meetings for the Reynolds Farm Association. Mya is no longer able to be our representative. Rita and Gina will try to go to the next meeting January 17, 2013. Most of the other Board members have other commitments and are not able to take part. 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. The Grant moneys received from the NGLA is a good way for the HOA to save money and do some worthwhile improvements or updates to the Reynolds Farm Condo property.**
- V. **Manager's Report:** Allan, Trio Management.
 - A. Financial report: Allan gave the report on balance sheet information. Allan stated that as of this date overall expenses are 100.1%, so we are on track. Hopefully we can gain a little over the next 2-3 months.
 - B. Barn Security Account: Ref: Barn Security Deposit Report. **Current.**
 - C. Delinquent Accounts Receivables. Allan, Trio Management, stated he had added late fees and sent statements out to units 903, 985, 946, and 942 as they have yet to pay December's assessments. Certified letters will be mailed as required.

- D. Foreclosure status: Unit 915 is now in **Foreclosure:** Allan continues to monitor the status of the unit. Allan will have the necessary paperwork (forms) submitted for the moneys owned to the HOA.
- E. Crown on peak of Barn: Work has been completed on the replacement of the crown on the peak of the barn, which was damaged when it fell last month. **Repairs completed Check for \$345.00.**
- F. Tree Removal and trimming: Russian Olive was removed behind building #11 as it was beginning to fall over, possibly fall on the fence. **Done.** Limbs removed from tree unit # 975. **Done Check for \$600.00.**
- G. Juniper removal unit # 930: Allan received a bid from Rock Solid for \$1050.00 remove junipers, rock and fabric with disposal, install new fabric and rock. **There is no money in the budget for this request and the owner is free to remove the junipers at their own expense.**
- H. Trim shrubs at Park and along Fordham Street. Bid from Rock Solid was \$2220.00. This cost would go down after the first year if Rock Solid were retained to continue to maintain the area each year. The Board members in the past have been doing most of the trimming to save money. Board decided that there is not enough money in the budget at this time. The board will do some brainstorming and try to put together an action plan prioritizing the areas that need: trim/clean up/restore though out the complex in the months to come. **Item Tabled for future action.**
- I. ET, sprinkler system water usage, proposal from Rock Solid. Allan reported on his findings and will continue to check on other models to regulate the sprinklers water usage. **Tabled for future consideration.**
- J. Building damage units #909 and #911. Flicker damage (bird, squirrel, etc) has attempted to make a hole in the side of the units. Jeff will make repairs.
- K. Signing of Checks: **Done**

VI. **Old Business**

- A. Flicker Damage to buildings: Sue put together a listing of areas that required repair. Most of the repairs have been done. This is an ongoing problem. Unit owners should notify Allan when they have a problem. Owner of unit 961 informed the board there is flicker damage to back on the condominium; this unit was not on the list to be repaired. **Board will have this added to the list and repaired.**
- B. Unit 903 firewood, storage/usage. The wood has been used. **Action closed**
- C. Walk Around: dryer vent unit #934 is plugged off w/piece of wood. Juliet and Gina spoke to owner. He was not aware of the cover on the opening on the south-west side of unit. The dryer was relocated in previous years, is now on the east side of unit, and is vented correctly. **Need piece of wood painted – Next spring**

VII. **New Business**

- A. Homeowners Comments: Unit owner #983 There is a problem with dog potty on the lawn along Fordham Street. People are not picking up after their animals. Allan will add a reminder in the next invoices "Owners are responsible to pickup after their animals, refer to the CCRS.
- 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.
- C. RFHOA HANDBOOK Updates- Action plan: ongoing. Rita updating contact listings with current vendors.
- D. Reynolds Farm HOA document stored in locker/barn. How long should they be kept? Allan will check with legal. Some of the documents still need to be put on disk, the prints for the Reynolds Farm Association, plot plans for example. Action plan still in the works.
- E. Buildings Scheduled to be Painted 2013: Buildings #2 (units 909, 911, 913) and #13 (units 965, 963, 961, 959) are to be painted this year, tentatively. Board will discuss and finalize at next month's board meeting.

Adjournment – meeting adjourned at 8:00pm. The next Board meeting will be 6:30 PM, Monday February 11, 2013 at Rita's unit #913. Future Meeting: March 11, 2013, place TBD.