

Reynolds Farm Home Owners Association
Minutes recorded for the Monthly Board of Directors meeting,
APRIL 8, 2013 6:00 PM at Rita Gee (913)

- I. Rita Gee called the meeting to order at 6:10 PM. In attendance were Gina Underwood, Juliet Debban, Krystle Brandt, Sue Wintersteen, and Allan Orendorff of Trio Property Management, Molly Foley-Healy, attorney at law.
- II. Updating Covenants & Bylaws -Molly Foley-Healy, attorney from law firm Winzenburg, Leff, Purvis, Payne gave a brief overview of what her office would put together for the board on the legal format of Covenants & Bylaws for condo associations. Reynolds Farms Home Owners Association Covenants & Bylaws were written years ago, need to be brought up to date with current standards and possible Colorado laws pertaining to HOA's. Molly will give us the information in hard copy so the board can compare the current covenants and bylaws and will make suggested. This process is expected to take some time, possibly a year. These suggested changes will be presented to the condo owners for review and approval. There will be a vote on the changes by the condo owners.
- III. **Approval of Minutes March 11, 2013, Approved no changes by all.**
- IV. **Barn Report:** Board was given a listing of the waiting list. Board agreed the priority should be given to resident owners and then renters, also nonresident owner are not eligible to store items in the barn. Discussion about person or persons who have space/s and are past due on their payments every month will lose the space. Al will send letter to home owners that are past due.
- V. **NGLA Report:** Rita gave the board a report on the Neighborhood Group Leaders Association (NGLA) meeting for March, 2013. – The link to the city web page is <http://www.ci.longmont.co.us/cnr/neighborhood/ngla.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.**
- VI. **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, unit late: 903.
 - D. Foreclosure status: Unit 915 is still in **Foreclosure:** Allan continues to monitor the status of the unit.
 - E. Signing of Checks: **Done**

VII. **Old Business**

- A. Buildings Scheduled to be painted 2013: Buildings #2 (units 909, 911, 913) will be painted this year. Units to be painted in the 2013 - 2014 budget year will be units #12 (units 959, 961, 963, 965) and #5 (927, 929, and 931). Colors to remain the same.
- B. Reserve Study: Update/ discussion on going.
- C. Flicker Damage to buildings: Board will continue to update Repair Listing, as this is an ongoing problem.
- D. Unit 905 stairs repair to be completed this month.
- E. Reynolds Farm Documents stored in the HOA barn locker. Disposal of "old" documents. Tabled for future discussion.

VIII. **New Business**

- A. Homeowners Comments: Resident in unit 953 has expressed concerns with cigarette smoking from units 951, which is filtering into their unit/living space and creating a health concern. Board has no control of this issue.
- B. Repair Units 936 has sent a written request to repair west deck (one board). Blake will assess, and respond to board.
- C. CD up for renewal: Reynolds Farm Association has a \$14555.62 certificate at Great Western Bank, the maturity date is April 27, 2013. The Board approved the CD to be moved to a Money Market account at Mile High, due to the better rate of return, 0.68% (US Bank is at 0.15% to 0.2% w/a minimum of \$50K and Great Western is a 0.10%).
- D. Safe Deposit Box Rental Mile High Bank: Rent is due on the box March 23, 2013. Cost of the box is \$50.00. Board approved changing to Great Western Bank as their rates are only \$30.00 a years. Contents in box from Mile High will be moved to the new box at Great Western Bank. Great Western Bank is where the HOA has the checking and savings accounts located.
- E. Architectural Change Committee: New garage doors and side door for units 913, 911 requested. Changes approved by Architectural Committee and the Board. These units are to be painted this spring/summer.
- F. RFC Garage sale 2013: The date for this year's garage sale will be June 1. Fliers and signs to be created.
- G. Budget for 2013-2014. Tabled for next month.
- H. US Bank Saving Account Current Board Members' signatures were obtained for the minutes to update the account. Rita and krystle will take care of this bank business.

Adjournment – meeting adjourned at 8:25 pm. The next Board meeting will be 6:30 PM, Monday May 13, 2013 at Rita's unit #913. Future Meetings: June 10 and July 8th. place TBD.