

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

- I. Rita Gee called the meeting to order at 6:31 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 February 11, 2013, Approved with changes by all.**
- III. **Barn Report:** Krystle Brandt requested to be added to the waiting list for a large locker on the main floor. Discussion about person or persons who have space/s and are past due on their payments every month. Al will send letter to home owners that are pass due.
- IV. **NGLA Report:** Gina Underwood gave the board a report on the Neighborhood Group Leaders Association (NGLA) meeting for February 21, 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.**
- V. **Manager's Report:** Allan, Trio Management.
  - A. Financial report: Allan gave the report on balance sheet information. The water bills increased due to the city water rates and waste water rates increasing this last month. Feb water rate: .0023, waste water rate: .00285 March water rate: .00239 and waste water rate: 003460.
  - 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**
- 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 987 requested information on the process to replace windows. She was informed she would need to fill out Architectural form and turn in to the Architectural Committee for review and then approval of the Board.
- B. 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).
- C. CD up for renewal: Reynolds Farm Association has a \$30,466.87 certificate at Mile High Banks the maturity date is March 23, 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 0.15%).
- 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. Junipers, bushes. Allan Trio received bids from Turf Paradise, Inc. for removal of bushes at 930, 971, 977, and 979 for \$900.00. In addition, a bid to trim 31 bushes throughout the property for \$950.00. Board approved both bids.
- F. Budget for 2013-2014. Sue will send Krystle a draft of the budget with allocation to reserve accounts.
- G. Reserve Study. Krystle is working on a draft for the Reserve Study.
- H. Up Dating, Reynolds Farm covenants. Board requested Attorney Molly Foley-Healy from the law firm Winzenburg, Leff, Purvis, Payne to come to our next board meeting, April 8, 2013. She will explain the process of updating the Bylaws and Covenants. Board members agree that the Documents need to update to current requirements.
- I. Back Flow: Allan, Trio, property has three back flows valves which are to be inspected, estimated cost \$85.00 each.
- J. Water Meters: Krystle suggested putting meters on each unit's water supply and billing the unit owners for the water usage. Sue gave some additional information on sub metering. Krystle will continue to investigate and report next month on how this would work.
- K. Repair Stairs/steps: Board agreed to repair Unit 905 stairs/steps due to their hazardous conditions.

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