

Reynolds Farm Condominium Association, Inc
Minutes recorded for the Monthly Board of Directors meeting,
APRIL 14, 2014 at Rita's #913

Board Members:

Rita Gee - President 8/12
Sue Wintersteen - Vice President 8/12
Krystle Brandt - Treasurer 8/12
Juliet Debban - Secretary 8/11
Gina Underwood - Director 8/13
Bonnie Prushnok - Director 8/13

Trio Property Management

Allan Orendorff - Manager 6/12

- I. Rita Gee, President Board of Directors, called the Meeting to order at 6:30 PM. Board members in attendance Sue Wintersteen, Juliet Debban, Gina Underwood, Krystle Brandt, Bonnie Prushnok, and Allan Orendorff of Trio Property Management.
- II. Approval March 10, 2014, Minutes, approved by all members present.
- III. Barn Report: Barn floor spaces all occupied. Unit # 977 on waiting list for floor space. Lockers #B07 and #B09 are now available. **There is no one on the waiting list at this time for a locker.** . Joe Busacca, Barn Manager. **Please contact Joe (Unit 948) 303.776.0168** to get on the wait lists.
- IV. NGLA Report: Rita Gee attended the March meeting of the NGLA. Next meeting May 15, 2014.
- V. Manager's Report: Allan, Trio Management.
 - C. Financial statements: Allan gave the report. Income & Expense Budget vs. Actual: HOA is running at 83.8% of projected expenses or \$16,162.60 under budget. We are under budget in most categories. Water usage in two Building has increased a lot from last month/year, watering for lawn has not been turn on yet. There is a concern as why the increases.
 - D. Delinquent accounts: All accounts are current.
 - E. Operating Account (Great Western checking) has \$81,000.00, part of this money needs to be moved from the checking account. Budget: next year move a larger amount to the reserve account. Should not have such a large amount in a checking account.
 - F. Signed Checks: Done.
- VI. Guest: Unit # 903 owner spoke on the benefits of having the FHA certification.
- VII. Old Business

- A. Painting Units: Painting building # 12 will be painted this year. Allan will get bids. Have one bid, Al will request more bids.
- B. Trees: all Ash trees were treated for the Ash beetles, and one pine tree was treated for disease (which one do not know).
- C. Oil from truck/cars guest parking areas between Units # 931 and #933.. HOA will clean this time. In the future, when cameras are functioning will show the violators.
- D. Rock Solid will begin spring sprinkler start up in the next weeks. Will repair sprinklers and set timers for the summer season.
- E. Unit 941 Items under deck. Allan sent letter March 24, 2014. Item is still under deck. Plastic chair in front area under tree. Al to follow up.
- F. Gutter Barn: Portion of the gutter on the north side of barn has come down. Gutter was repaired. The gutters still needs to be cleaned. End cap was not replaced when repair work done. Al will follow up.
- G. RV maintenance in barn. Only persons' renting floor space in the barn are permitted to repair their vehicles in the barn.
- H. Install security cameras. Security system installation not completed, making modifications.
- I. Unit # 925 damaged down spout on garage. Rock Solid driver damaged while plowing snow. Rock Solid repaired down spout.
- J. Annual meeting: Rita has contacted the Longmont Senior Center, and has arranged for a room for our annual meeting, August 11, 2014. There will be no cost to the HOA as we are members' of the NGLA. Table and chairs will be furnished; also, we will have use of the communications systems. Meal at 6:00 P.M. Business meeting 6:30 P.M. We have to be done by 8:30 P.M. Board agreed on date, place, and times. Good job Rita.
- K. Sue's summer rock projects: Sue to continue with project, all welcome to help with the spreading of the mulch.

VIII. New Business

- A. Home Owners Comments:
- B. Broken sprinkler head: Unit # 925. Repair Rock Solid.
- C. Stolen items: Unit #903 renters, was in the process of moving out this last month, someone stole their patio furniture while it was sitting next to the unit/drive way.
- D. Vents and soffits: Vents soffits need to be installed in some building due to lack of proper ventilation created from the replacement of the roofing in the late 1998. The roofing is deteriorating faster than normal due to the lack of proper ventilation. Al and A1 Roofing to inspect all buildings and make recommendations.

- E. Garage Sale: this year's garage sale will be Saturday, June 7, 2014, 8:00 A.M. to 2:00 P.M.
- F. ACC Request: Unit 931 Replace Windows, Board approved request.
- G. Cardboard on driveways: Units # 935, putting cardboard under cars to prevent oil spots. AI to check.
- H. Fence post behind unit #947, property fence is loose. Vince will repair.
- I. Unit #951 table saw on back deck. Only patio furniture permitted. AI to check.
- J. Deck staining: Owners need to stain decks. If staining not completed by June 30, 2014, board will have decks stained at owner's expense.
- K. Adjournment – meeting adjourned at 7:35 pm. The next Board meeting will be 6:30 PM, May 12, 2014 at Rita's unit #913. Futures Meetings: June 9, July 14, August 4, Annual Meeting August 11, 2014