

Reynolds Farm Condominium Association, Inc
Minutes recorded for the Monthly Board of Directors meeting,
August 4, 2014 at Rita's #913

Board Members:

Rita Gee - President 8/12

Sue Wintersteen - 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 6:33 PM. Board members in attendance Juliet Debban, Bonnie Prushnok, Gina Underwood, and Allan Orendorff of Trio Property Management.
- II. Approval July 14, 2014, Minutes; changes made, approved by all members present.
- III. **Barn Report:** All lockers and floor spaces are now occupied. There is one person on the waiting list for a lower locker. Joe Busacca, Barn Manager. Please contact Joe (Unit 948) 303.776.0168 to get on the wait lists.
- IV. **NGLA Report:** Rita will submit forms required for the grant money for next year. Boards' first choice was to replace a portion of our aging sprinklers systems. We are waiting for the Water Audit, which was done two weeks ago. Need this information to use for the grant request. Rita will contact the people who did the audit. If we do not get the information back in time for the cut off, then we will go with last years' proposal. The proposal was to landscape the corner of the property along 9th and Fordham. NGLA is on summer break, no meetings.
- V. **Manager's Report:** Allan, Trio Management.
 - A. Financial statements: Allan: monthly financial reports not ready till next week. Budget has been entered into the system so the new reports will show the changes.
 - B. Insurance: Board agreed to renew our policy with Acuity Mutual Insurance Company for \$21,656.00. Pay in two six month payments. Other bids were higher with lower property values.
 - C. Delinquent accounts: Letter to unit# 917.
 - D. Letters for annual meeting have been sent to all homeowners. Unit 950 did not get her package, Al mailed her another one today, August 4, 2014.
 - E. Painting: Board approved painting buildings #13 & #7 by Exterior Solutions Plus. Wood trim repair will be done by Vince where possible; Exterior will do the items that Vince cannot reach (the second floor). Board noted that there are several units that have been painted in the last two years and are already peeling. Al and Exterior or Vince to do a walk around, make a list of units that need touch up. Plan is to do paint touch up around entire property, as deemed necessary.

- F. Tree trimming: Board approved bid from 3D, listing of trees that require trimming.
- G. Signed Checks: Done.

VI. Old Business

- A. Monthly Walk Around: August Walk Around: Sue and Rita walked around, made a list of violations and repairs to be done. List given to Al. Repair list from June, July, August given to Vince to repair items. Rita has a spread sheet of the last three months- items/repairs listed that require attention. She will give the board members a copy.
- B. Violations: Letter to be sent to homeowner Unit 979- tarp on back deck attached to roof. Al will have tarp removed, roof inspected for damage at owners expense. Letter to owner: dog cannot be tied up in back yard. Clean up the dog poop, and remove the pop-up tent.
- C. Rock Solid. Continue maintenance on sprinklers, weeding. Ongoing sprinkler repairs all summer.
- D. Renter Information: Letter to be sent to owner of Unit # 963- need information on the renters of the unit. Names and contact phone numbers.
- E. Security System: Colorado Security Services, Inc. System still not operational, hope to have it working in the next few days. DVR will required resetting every time the power goes out. Board may want to purchase an upgrade in the future, which will automatically reset when the power goes out.

VII. New Business

- A. Home Owners Comments: None
- B. Deck Inspection: Walk Around listing showing decks to be repaired and stained, will be used for this year's maintenance work. List given to Al to for action.
- C. Annual Meeting; Rita went over the items and persons involved in the annual meeting. Annual meeting to be at the Senior Center- August 11, 2014.
- D. ACC Request: NA.

Adjournment – meeting adjourned at 8:00 pm. The next Board meeting will be 6:30 PM, September 8, 2014. **Annual Meeting** August 11, 2014