

**Reynolds Farm Condominium Association, Inc**  
**Minutes recorded for the Monthly Board of Directors meeting,**  
**January 13, 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, Bonnie Prushnok, Krystle Brandt, and Allan Orendorff of Trio Property Management.
- II. Approval December 9, 2013 Minutes, changes made to minutes, approved by all.
- III. Barn Report: No changes. Joe Busacca, Barn Manager. Please contact Joe (948) 303.776.0168 to get on the wait lists
- IV. NGLA Report: Rita and Gina attended. Rita, 2014 meeting recognized previous NGLA leaders from previous years, holiday party. Nothing new to report.
- V. Manager's Report: Allan, Trio Management.
  - A. Financial statements: Allan gave the report. Water comparing usage to last year same time was up by 19,600 gallons. Income & Expense Budget vs. Actual: HOA is running at 69.6% of projected expenses or \$24,668.50 under budget. We are under budget in all major categories.
  - B. Late fee charges: Late fees were sent to owner/renter #unit 946.
  - C. State legislation changes 1st of January 2014 rules for HOA's:
    1. Collection policy: need to revisit the procedures in our CC&R. Continue next month meeting.
    2. Policy Regarding Inspection and Copying of Association Records: Reynolds Farm Condominium Association, Inc. has adopted the following policy and procedures pursuant to the provisions of C.R.S. 38-33.3-209.5, at this board meeting, January 13, 2014. The Colorado Common Interest Ownership Act, in C.R.S. 38-33.3-317, gives all Owners the right, during reasonable business hours, to examine and copy the financial and certain other records of the Association. **See [www.reynoldsfarmhoa.com](http://www.reynoldsfarmhoa.com) web site for complete documents.**

D. Signing of checks: **Done**

VI. Old Business

A. Rock Solid clean up leaves. **Done**. Winter clean up still pending.

B. Tree trimming - Done. Inspection for Emerald Ash Borer pending.

C. Unit # 941 items still under deck and non-conventional window covering still in upstairs window. Letter to be sent January, 2014.

D. Unit # 933 Speeding, oil in guest parking and noise level. Written complaint and concerns about unit #933 was submitted to Board and consequently Allan/ property manager to share with owner of unit. Allan will contact owner in writing with second notice of concerns.

E. Unit # 930 Allan will send second letter regarding parking truck in guest parking, this month, January 2014.

F. Listing of renters: names, phone numbers, etc. Allan and Rita working on.

VII. New Business

A. Home Owners Comments

1. Unit # 973 sold, new owner to move in soon.

2. Unit # 905 rug left from flood clean up. Allan to check.

B. Architectural changes Unit # 915 The three architectural requests approved by board.

1. Air Conditioner.

2. Windows.

3. Storm Door.

C. Person parking truck outside barn: Joe Busacca and Rick Marsh agreed to let Rick's son park his truck in Joe's space in barn for the winter. They had talked to Allan and Rita about the arrangement.

D. Review CCR- Board schedule next meeting January 27, 2014.

E. Adjournment – meeting adjourned at 8:00 pm. The next Board meeting will be 6:30 PM, February 10, 2014 at Rita's unit #913.