

Reynolds Farm Condominium Association, Inc
Minutes recorded for the Monthly Board of Directors meeting,
July 14, 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 6:35 PM. Board members in attendance Sue Wintersteen, Juliet Debban, Bonnie Prushnok, and Allan Orendorff of Trio Property Management.
- II. Guest John Dollar, unit # 930 arrived 7:15 pm.
- III. Approval June 9, 2014, Minutes, approved by all members present.
- IV. Barn Report: Locker Status no change #B07 and #B09 are available. Floor space: Unit #977 now occupies floor space vacated by Unit # 987. There is now no one on the waiting list at this time for locker or floor space. Joe Busacca, Barn Manager. Please contact Joe (Unit 948) 303.776.0168 to get on the wait lists.
- V. NGLA Report: Gina Underwood attended the last meeting of the NGLA. No report, member is on vacation.
- VI. Manager's Report: Allan, Trio Management.
 - A. Financial statements: Allan gave the report. Income & Expense Budget vs. Actual: HOA is running at 83.8% of projected expenses or \$22,557.76 under budget.
 - B. Water usage; \$600.00 under budget. Comparing usage to same time last year: usage is up slightly. The biggest impact is the cost of water has increased 30%.
 - C. Delinquent accounts: Letter to unit# 917.
 - D. Gutters Leaf control, June 26, 2014, foam gutter filter installed in building #12 gutters on the north side of building. Trio Management to monitor for performance. Unit #950 gutters cleaned. Gutter fell off Unit# 901, Vince repaired.
 - E. Paint Build: Al receiving bids for 2015. Board to review next meeting.
 - F. Unit 969 reported water leaking into unit. Vince checked windows and made repairs.
 - G. Tree trimming Al received bids, listing of trees that require trimming or removal. Al has a map with the trees locations noted. There are two large cotton wood trees on the east side of property that need to be removed. Units: 934, 936 barn, have issues with trees (branches). Board will continue to collect the information, compile listing. Al will get additional bids.

- H. Condo Insurance: August 8, 2014 cut off to renew current policy. AI receiving bids. Board next meeting.
- I. Budget for 2015. All Board members in attendance approved.
- J. Signed Checks: Done.

VII. Old Business

- A. Mulch : Sue, other owners completed the project. Well done, big thank you to all for your help and hard work. This was a cost saving for the HOA in labor.
- B. CCR - Second draft. Attorney and President to cover at annual meeting with owners. Suggestions: give the owners a summary of the suggested changes to the CCR's, By Laws. 67% of the homeowners are needed for final approval of the new CCR, after board approval.
- C. Violations: Violation letter to be sent to homeowner, Unit 979 tarp on back deck attached to roof. Owner notified to remove. AI will have tarp removed, roof inspected for damage, owners expense. Letter to owner: dog cannot be tied up in back yard. Clean up the dog poop, and remove the pop-up tent.
- D. Rock Solid. Spring summer maintenance in process. Checking for broken heads, etc. replacing as needed. Ongoing repairs all summer..

VIII. New Business

- A. Home Owners Comments: None
- B. July Walk Around: Bonnie and Juliet gave the Board their list of items that need to be inspected and or repaired. AI to follow up on the items that require action by Trio, ie, repairs, violation letters, etc.
- C. Decks Inspection: listing for decks repair and staining, updates to continues.
- 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. On line banking: Rita checked into this process. she said we would have to change the whole system. Rita did not want to consider the on-line method for security reasons, update the passwords, and persons for the accounts. The President and Treasurer already have access the Bank account information by regular means.
- F. Bank Accounts Names for signing on accounts to be updated. Persons authorized to sign checks for the Reynolds Farm Asst. are: Rita Gee, Sue Wintersteen and Gina Underwood. Sue Wintersteen is currently the official treasurer for Reynolds Farm board. Rita Gee continues to preside as President.
- G. Security System: Colorado Security Services, Inc. \$2215.00 paid for cameras. Juliet volunteered to assist Krystle with completing the setup, and get the system operational within the next weeks. Colorado Security has the manual, will return to Krystle.

H. 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.

I. ACC Request: Unit # 971 window and courtyard, Unit #942 replacement of rock with rock/concrete, Unit # 954 for window replacement. Approved by board.

Adjournment – meeting adjourned at 8:15 pm. The next Board meeting will be 6:30 PM, August 4, 2014. **Annual Meeting** August 11, 2014