

**Reynolds Farm Condominium Association, Inc**  
**Minutes recorded for the Monthly Board of Directors meeting,**  
**March 10, 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 6:35 PM. Board members in attendance Sue Wintersteen, Juliet Debban, Gina Underwood, Krystle Brandt, Bonnie Prushnok, and Allan Orendorff of Trio Property Management.
- II. Approval February 10, 2014, Minutes, changes made to minutes, approved as amended by all.
- III. Barn Report: Barn floor changes: F1 Unit 979, F3 Unit 942. Locker #B07 is 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. Unit # 953 owner (locker B07) returned barn key to Rita during meeting.
- IV. NGLA Report: Rita Gee and Gina Underwood attended the February meeting of the NGLA. Dan Eaman, the city's Emergency Preparedness Coordinator, discussed the flood recovery efforts and Spring run off. *For more information refer to the Reynolds Farm web site <http://www.reynoldsfarmhoa.com/presidents-message>.*
- V. Manager's Report: Allan, Trio Management.
  - C. Financial statements: Allan gave the report. Income & Expense Budget vs. Actual: HOA is running at 87.4% of projected expenses or \$11,485.32 under budget. We are under budget in most categories. Water usage up from last year.
  - D. Delinquent accounts: All accounts are current.
  - E. Signed Checks: Done.
- VI. Guest:
  - A. Steve Barnett, Bio Tree. Spoke to the board members on the treatment of the Ash Beetles. Bid for EAB treatment of the Ash trees and pine. He explained the process and the options that are available to treat the IPS

beetle. Steve answered questions, concerns from the board members. The board approved the process; deep root soil injection, bid of \$1325.00. The process will start as soon as the weather permits. This treatment will need to be done each year in hopes of saving the 45 Ash trees at Reynolds Farm.

Longmont Police: Beat Officer, M. Burnett and Officer Fernandez, spoke to the Board members on the status of the area in which Reynolds Farm Asst. is included. This part of Longmont is considered a low crime area. Both Officers addressed the concerns from the Board for the following issues: noise, late night foot and vehicle traffic, loud vehicles, minor smoking marijuana outside unit. Their suggestion to the Board: residents should call the police, report any activity that is considered illegal. Problems should be documented with Longmont police department, a police report needs to be written. Pictures are always good. The city is having a pre-law clinic- May 13, 2014 for anyone who would like more information. Officer M. Burnett gave the Board the following phone number for contact: 303-651-8501, general info number 303-651-8555.

## VII. Old Business

- A. Painting Units: Painting building # 12 will be painted this year. Allan will get bids.
- B. Unit 941 Items under deck. Allan to sent letter.
- C. Replace park fence, pine tree. Replacement cost for both will be covered by the Insurance Company of the person that ran into the fence and tree with her car.
- D. Listing of renters: names, phone numbers, etc. Allan has all the renters' information except unit 963.
- E. Install security cameras. Board approved the installation of two cameras at the south end of the Reynolds Farm Lane. These cameras will record all activity 24/7 on a DVR. The DVR will record for 4-6 months at a time. DVR and monitor will be located in unit # 931. Installation of additional cameras to be considered for the north end of the lane and behind the units. Board members will have access to the recordings. Cost for the system \$2100.00.
- F. Unit # 925 damaged down spout on garage. Rock Solid driver damaged while plowing snow. Rock Solid will be out this month to repair items, down spout and grass areas that were damaged.

## VIII. New Business

- A. Home Owners Comments:
- B. Gutter Barn: Portion of the gutter on the north side of barn has come down. Allan to get bids to repair.

- C. ACC Requests: Unit #954 Windows, Board approved request.
- D. Maintenance issues: Allan will follow up on normal repair items.
- E. US Bank Account: Gina Underwood is now on the account.
- F. Review CCR- Board scheduled meeting April 7, 2014.
- G. Adjournment – meeting adjourned at 9:20 pm. The next Board meeting will be 6:30 PM, April 14, 2014 at Rita's unit #913.