

Reynolds Farm Condominium Association, Inc
Minutes recorded for the Monthly Board of Directors meeting,
May 12, 2014 at Rita's #913

Board Members:

Rita Gee - President 8/12
Sue Wintersteen - Vice President 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, and Allan Orendorff of Trio Property Management.
- II. Approval April 14, 2014, Minutes, changes approved by all members present.
- III. Barn Report: Status no change. Lockers #B07 and #B09 are available. **There is no one on the waiting list at this time for a locker.** .Floor space waiting list: one person on list, Unit# 977. 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 April meeting of the NGLA. Rita to request activity grant money for annual meeting. Neighborhood Improvement Grant money for 2015 form to be submitted when available. Next meeting May 15, 2014.
- V. Manager's Report: Allan, Trio Management.
 - A. Financial statements: Allan gave the report. Income & Expense Budget vs. Actual: HOA is running at 81.0% of projected expenses or \$20,936.67 under budget. Painting of building #12 in the budget for this year.
 - B. Water usage; Juliet Debban gave the board a spreadsheet on water usage per month unit/building. By dividing the numbers by persons in each unit/building, she was able to find the proximate usage per person/unit. The sprinklers have not been turned on as of this date. Juliet will continue to track this information.
 - C. Paint bids; received three bids for painting building #12. Board approved the bid received from Exterior Solutions Plus, Inc. \$7,265.00, wood replacement \$1,717.00. Replacement for fence unit # 959 to be done by Vince.
 - D. Concrete work, Allan suggested repairing road to barn, driveway between Buildings 3,4 and 5. Use of Mud jacking or foam to rise some of the driveways. Board would consider the suggested repairs, continued at next meeting.
 - E. Delinquent accounts: Letter to unit #917.

F. Operating Account (Great Western checking) Rita moved \$30,000 to First National Bank to a money market account. Balance of \$51,000.00 in the checking, Great Western. Budget: Board to continue to update budget.

G. Signed Checks: Done.

VI. Old Business

A. Vents and soffits: A-Plus Roofing believes we have about 10 years of life left in the roof and was not too concerned about the cracking. If the board wants to bring things up to "current code", we should have a ventilation company inspect all roofs. Tabled for further review at a later date.

B. Violations: Unit 933, 935 937. Letters sent to unit owners. Unit 937 935 have already responded. Unit 933 was on vacation, he would have the renters clean up the oil in driveway. If not cleaned up by end of week board will have oil cleaned up at owner's expense.

C. Rock Solid. Spring summer maintenance in process. Checking for broken heads, etc. replacing as needed.

D. Unit 941 Items under deck. Allan sent letter March 24, 2014. Item is still under deck. Allan to follow up.

E. Barn Gutter: The gutters still need to be cleaned. End cap was not replaced when repair work done. Allan will follow up.

F. Garage Sale: this year's garage sale will be Saturday, June 7, 2014, 8:00 A.M. to 2:00 P.M. Gina will put advertisement in the paper and place signs around the property.

G. Install security cameras. Security system installation not completed. Allan received a bill from Colorado Security Services. Rita will check with Krystle on status of cameras, training for board members. Allan check why change in the cost for installation from original bid. Bill not paid.

H. Sue's summer rock projects: Sue to continue with project, all welcome to help with the spreading of the mulch. Board to continue to plant bushes and ground cover.

VII. New Business

A. Home Owners Comments: None

B. Reminder to homeowners not use Barb BQ's on decks will be in monthly invoice.

C. Resignation: Krystle Brandt sent the board her letter of resignation. Krystle was treasurer, Board accepted her resignation.

D. Good neighbor Policy: Rita suggested the Board members to do a "walk around". Politely speak to owners when there is a violation, in place of sending letters. "Make Good Neighbors."

- E. CCR Maintenance chart: Rita created a maintenance chart, and has forwarded to attorney for review.
- F. Revision of rules & regulation: Tabled for June's board meeting.
- G. Revised Covenants Attorney will have the second draft to board by the end of this week. Continued.
- H. By Laws: Rita requested input to give to Attorney. Tabled June meeting.
- I. Deck staining: Deck inspecting to be done by end of June for compliance, report at July board meeting.
- J. ACC Request: Unit 954 for window replacement. Approved by board.
- K. Budget 2014- 2015: Separate budget meeting scheduled to go over the preliminary budget.
- L. Adjournment – meeting adjourned at 9:00 pm. The next Board meeting will be 6:30 PM, June 9. Future meetings: July 14, August 4, **Annual Meeting** August 11, 2014