

Reynolds Farm Condominium Association, Inc
Minutes recorded for the Monthly Board of Directors meeting,
October 13, 2014 at Rita's #913

Board Members:

Rita Gee President 8/12
Jeff Schwander Vice President 8/14
John Dollar Secretary 8/14
Sue Wintersteen Treasurer 8/12
Bonnie Prushnok Director 8/13
Gina Underwood Director 8/13

Trio Property Management

Allan Orendorff - Manager 6/12

- I. **Call to Order:** Rita Gee, President of the Board of Directors, called the meeting to order at 6:32 p.m. All other board members except Gina Underwood were in attendance: Sue Wintersteen, Bonnie Prushnok, John Dollar, Jeff Schwander and Allan Orendorff of Trio Property Management.
- II. **Approval of Minutes:** Minutes of the September 8, 2014, board meeting were approved by all members present. Jeff moved for the approval; Bonnie seconded.
- III. **Annual Meeting Minutes:** Minor changes were made in the minutes and they are awaiting homeowner approval at the next Annual Meeting.
- IV. **Barn Report:** All lockers and floor spaces are now occupied. Please contact Barn Manager Joe Busacca (Unit 948) at 303-776-0168 to get on the waitlists.
- V. **NGLA Report:** Rita submitted the report.
 - A. Fiber optics is coming to Reynolds Farm in Fall 2016.
 - B. The 2015 grant application for upgrading our sprinkler system was submitted. We'll find out in April.
 - C. Rita asked for someone to fill in for her at the NGLA meeting October 16.
 - D. Rita and John attended the NGLA seminar on violations and hearings on October 9.
- VI. **Manager's Report:** Allan of Trio Property Management submitted the report.
 - A. Financial statements were submitted. As of September 30, we are at 97.3% budget to expenses.
 - B. Delinquent accounts: There are no delinquent accounts at present.
 - C. Sprinkler system blow-out: Originally scheduled for October 15, the blow-out was re-scheduled with an HOA representative present and was completed successfully.
 - D. Landscaping and snow removal: Al is getting four bids.
 - E. Crabapple tree trimming: 3D Tree Care will perform this work after the first heavy frost.
 - F. Gutter cleaning: This will occur at the end of November at a cost of \$1800.
 - G. Signed checks: Done.

VII. **Old Business**

- A. Security cameras: The security cameras are operational. All Board members should now have the software so that they can view security camera images on their own computers.
- B. Renter information status: We received information from the owner of Unit 963 with their renter information.
- C. Budget spreadsheets: In February, we will use the budget projection tool AI created to plan HOA dues increases, preferably long-term (five years).
- D. Condominium Declarations: We reviewed the third draft of the CCRs. The major point of discussion was about a cap on rentals and whether all current owners would be grandfathered in or just all current owners who are renting. By a 3 to 2 vote, the Board decided that all current owners would be grandfathered. Other minor changes were discussed and a fourth revision is expected shortly.
- E. Bylaws: Revision of the bylaws is next. The Board will make its recommendations to the membership.

VIII. **New Business**

- A. Homeowners comments: None.
 - B. Monthly walk around: Rita and John performed the October walk around. A list of their findings was given to Allan for action. Walk arounds will be suspended for the winter.
 - C. Old documents in barn: Each of the Board members received two boxes of old documents to go through. Only essential required documentation will be retained.
 - D. ACC requests: Unit 985 requested approval for new windows. Unit 917 requested approval for doors. Approvals were granted.
- IX. **Adjournment:** The meeting adjourned at 8:38 p.m. The next Board meeting will be at 6:30 p.m. on November 10, 2014.