

Reynolds Farm Condominium Association, Inc
Minutes recorded for the Monthly Board of Directors meeting,
December 8, 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 6:37 p.m. All other Board members except Sue Wintersteen were in attendance: John Dollar, Bonnie Prushnok, Jeff Schwander (via phone), Gina Underwood and Allan Orendorff of Trio Property Management.
- II. **Approval of Minutes:** Minutes of the October 13, 2014, board meeting were approved by all members present. Bonnie moved for the approval; Gina seconded. (The meeting scheduled for November 10, 2014, did not have a quorum — no meeting, no minutes.)
- III. **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. The board decided to begin posting barn waitlists in the Barn tab of the Reynold Farm HOA website (www.reynoldsfarmhoa.com).
- IV. **NGLA Report:** Rita submitted the report.
 - A. Rita will submit a four-page application related to the sprinkler system grant .
 - B. If we need a backflow unit, we will need a permit.
- V. **Manager's Report:** Allan of Trio Property Management submitted the report.
 - A. Financial statements were submitted. As of November 30, we are at 88% budget to expenses.
 - B. Delinquent accounts: There are no delinquent accounts at present.
 - C. The irrigation system is off for the winter season.
 - D. Landscape and snow removal bids are in. (See VI. A.)
 - E. Crabapple tree trimming is in progress.
 - F. Gutters have been cleaned.
 - G. Unit 937 was invoiced a \$25 fine for a parking violation.
 - H. Completed repairs and future repairs were discussed. Quote for replacement of the 973 deck is quoted at \$3,273. Repair of 947 stairs is quoted at \$650. We will discuss further at next meeting.
 - G. Juniper trimming will occur in the spring.
 - G. Signed checks: Done.

VI. **Old Business**

- A. Landscaping bids: The Board voted to contract with Turf Paradise for landscaping services, as well as snow removal. Turf Paradise was significantly lower for landscaping services. There was little difference in the bids for hourly snow removal.
- B. Security cameras: Rita voiced concern that we had a \$2500 system that does not work. John stated he will install the appropriate software to check the system on his computer.
- C. Condominium Declarations: Bonnie is distributing the CCRs to all owners, by email when possible, by hard copy when not.

VII. **New Business**

- A. Homeowners comments: Bonnie suggested we check garage ventilation; Al will report next meeting. Jeff noted that 951 has oil spills in driveway. He will discuss with the residents before the board takes any action.
- B. Rita announced her resignation as Board president effective at the end of the meeting.
- C. An information meeting for homeowner questions and input will be held on January 12th at 7:00 p.m. at the Senior Center (rooms D and E) regarding the fourth revision of the CCRs. Our attorney will attend at no charge.

VIII. **Adjournment:** The meeting adjourned at 9:02 p.m. The next Board meeting will be at 6:00 p.m. on January 12, 2015, in rooms D and E of the Senior Center, immediately prior to the homeowner meeting.