

Reynolds Farm Condominium Association
Minutes recorded for the Monthly Board of Directors Meeting,
April 13, 2015 at 913 Reynolds Farm Lane

In attendance: Al Orendorff- Trio Property Management, John Dollar-President, Bonnie Prushnok-Vice President, Jeff Schwander-Treasurer, Rick Marsh-Secretary, and Gina Underwood-Director, Rita Gee-Director, Sue Wintersteen-homeowner, and HOA attorney, Molly Foley-Healy with WLPP (Winzenburg, Leff, Purvis & Payne, LLP).

- 1) **Call to Order:** The meeting was called to order at 6:03 PM by John Dollar;
- 2) **Discussion with Molly Foley-Healy:** 1) Review rental policy regarding multi-family rental; Molly also suggested sending an informational letter to Unit 951 re-explaining the CCR's and how they apply to multi-family rentals. 2) Review rental cap survey for the purposes of adding to the CCR's (there is some confusion with the term "grandfathering" of existing rentals as opposed to "grandfathering" of homeowners allowed to rent their property). 3) Review Parking violation notices and enforcement guidelines. Molly had suggested consistency in all areas of enforcement.
- 3) **Approval of Minutes:** Minutes for the March board meeting were reviewed, and approved with Rita making the motion to accept the minutes as written, and Jeff seconding the motion, and the board passing the motion unanimously;
- 4) **Barn Report:** There were no changes in occupancy. Please contact Joe Busacca (Unit 948) at 303-776-0168 to get on the wait lists.
- 5) **Manager's Report:** Al Orendorff with Trio Property Management submitted the report-
 - a) Receivables: Units 917 and 942 have paid current and past dues in full.
 - b) Financials: As in previous months, the HOA continues to run under the budgeted expenses by \$ 13,923.00 (86.3% to budget) through March 31st, 2015. This is primarily due to reduced water consumption and landscaping expenses.
 - c) Banking: John suggested we consolidate the bank accounts to one bank, since there was little advantage from an interest bearing basis. John made the motion, and Gina seconded the motion, with everyone approving.
 - d) Irrigation System: Still off for the season, but the system will be walked and reviewed with the new Landscape company to review sprinkler valve control box locations, etc.
 - e) Buildings: Unit 979 had trim damage on the garage, but the homeowner made the repairs. The fence on the north side of 938 was in bad shape. Vince had provided a bid of \$ 1,095.76 to make the repairs. John moved to accept the bid, Rita seconded the motion, and the motion carried.
 - f) Landscaping: The Juniper bushes on the east side of # 948 garage were removed by 3 RF neighbors, taking advantage of a free City of Longmont pick-up. The juniper roots had continued to cause major sprinkler leaks, and last year's Board of Directors had decided the bushes needed to be removed! Since an earlier proposal from the

landscaping company was in excess \$ 500.00 for the shrub removal, the neighbors took it upon themselves to remove the shrubs and save the HOA.

There was an additional discussion regarding cottonwood tree removal. The last price received was close to \$ 2,500.00 for one cottonwood tree.

g) Violation Notices: None

h) Repairs: None

6) Old Business:

a) Rental Cap Survey: The survey results showed 12 units as the number of rentals desired by the majority of Reynolds Farm homeowners surveyed.

b) Painting: The HOA is ahead of schedule in terms of getting units painted. This year the plan is to paint Building 8.

c) Fiber Optic Update: The company doing the City's Broadband installation will be performing pre-installation planning, including a review of the property and all buildings. AI will keep the board notified as things develop.

d) Board Members Action items:

-2016 Budget: After closing out April, AI will take a first pass look at the budget for 2016, and provide to the board for review.

-Final CCR revision, update of By-laws, rules and regs: This is on-going with Rita Gee spearheading and coordinating the endeavor.

-Reserve Study and major improvements-AI will get quotes to update the reserve study, since the last one was done in 2010. Once AI has the reserve study update quotes to share, the board will decide if the HOA moves forward this year or next year.

-New Landscaping company and water audit-Jeff Schwander wanted to meet with the new landscaping company to review the sprinkler system, etc.

-Website-President's page-John Dollar will be doing the letter on a monthly basis.

-Security Cameras-Jeff is researching the settings to insure the cameras are operating and recording appropriately;

e) Sprinkler Keys-Sue has the keys for the sprinkler boxes. Jeff said he would obtain the keys.

f) Possible violations: 951 update; 934 guest parking; 957 oil stain in driveway, 901-parking on the grass instead of the driveway; All (potential) violations were discussed for further developments.

7) New Business:

a) Dues increase; Dues vs. Assessments; No decision until after the 2015-2016 budget rough draft and final draft is developed.

b) March HOA training- One item earmarked at the HOA training was the importance of ADA (American Disabilities Act) requirements when designing or implementing access to parks, sidewalks, and public thoroughfares.

c) NGLA Report-The Reynolds Farm neighborhood is the proud recipient of an NGLA grant, which will be used to re-construct an aging sprinkler system in the

neighborhood. A big thanks to Rita for getting this grant written, and accepted by the NGLA Committee.

The Reynolds Farm neighborhood continues to be in one of the safer areas of Longmont. On-going recommendations include keeping garage doors closed, doors locked, and security lighting illuminated.

d) ACC Requests: There were 4 window replacement requests forwarded by the Architectural Change Committee to the board for their approvals....Units 925,929, 931, and 953. All were approved by the board.

e) Homeowners Comments-

-Horticulture in the common Area discussion centered around the proper time to trim some of the shrubs and flowers.

-Tobacco smoke from a neighbor-We need to be mindful of our neighbors and respect their right to have smoke-free air.

-A general question was raised asking if Reynold's Farm would gain any benefit by being on FaceBook. The board's consensus, was that we were not sure of what benefit it would provide, but if anyone in the neighborhood sees the purpose and the potential benefits, please forward your thoughts to the HOA board.

8) Adjournment: The meeting was adjourned at 8:47. Next meeting will be May 11th at John Dollars home (Unit # 930).