

Reynolds Farm Condominium Association, Inc.
Minutes recorded for the Monthly Board of Directors Meeting,
February 9, 2015 at 930 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.

- 1) **Call to Order:** The meeting was called to order at 6:30 Pm by John Dollar;
- 2) **Approval of Minutes:** Minutes for the January board meeting were reviewed, and approved with Bonnie making the motion to accept the minutes as written, and Gina seconding the motion;
- 3) **Barn Report:** There were no changes. Please contact Joe Busacca (Unit 948) at 303-776-0168 to get on the wait lists.
- 4) **Manager's Report:** Al Orendorff with Trio Property Management submitted the report-
 - a) Receivables: Unit 917 and 942 dues are delinquent. A Potential resolution could be some form of payment plan, and an acceleration of the dues payment to include payment to the balance of the fiscal year.
 - b) Financials: As in previous months, the HOA continues to run under the budgeted expenses by \$ 12,060.00 (approximately 87% to budget) through January 31st, 2015. This is primarily due to reduced water consumption and landscaping expenses.
 - c) Irrigation System: Off for the season.
 - d) Landscaping: Had a small December snow removal expenditure of \$ 247.50. The board needs to determine how we handle snow removal going forward. 3D Tree trimmed the crabapple trees and came back again to do additional trimming by units 927 and 930.
 - e) Violation Notices: Al spoke with the homeowner at 951 regarding cigarette butts and parking violations. A formal letter was sent addressing the issues and requesting compliance with the HOA's CCR's and Rules and Regulations.
- 5) **Old Business:**
 - a) Rental Cap for CCR's: John provided sample questions as a start to the questionnaire that will be sent to all homeowners. It was decided that simple and to the point
 - b) Deck Maintenance Policy clarifications: It was decided that a June 30th cut-off date for homeowner's deck maintenance (staining) would allow enough time with nice weather for the work to be completed. Rick made the motion to accept, and Gina seconded the motion.
 - c) 946 Deck steps: John made a motion to accept Vince's proposal for the replacement, and Rick seconded the motion;
 - d) 975-Deck replacement: Replacement had already been approved in an earlier meeting;
 - e) Banking Changes: Tabled for now;
- 6) **New Business:**
 - a) Homeowners comments: None mentioned;

- b) 911 Drainage and deck issues: The HOA will address the drainage issues, however it will be the homeowner's responsibility to repair the deck and bring up to compliance. It will be necessary to repair the deck allowing for access to the drainage system, so that it can be maintained;
 - c) CCR's revisions: Nothing new;
 - d) Rules and regs: All to review;
 - e) ACC Requests: There were no new requests forwarded from the ACC, however there was a procedural change that Rick had recommended-The ACC needs to be alerted to completion of the work, so that there is a final inspection by the ACC. This helps insure the work was completed as originally approved.
 - f) Reynolds Farm email: (ReynoldsFarmHOA@gmail.com)- This email could eventually be a location to post complaints, improvements, community Information sharing, etc.
- 7) Adjournment:** The meeting was adjourned at 7:45. Next meeting will be March 9th.
Location of the next meeting to be determined