

Reynolds Farm Condominium Association, Inc
Minutes recorded for the Monthly Board of Directors meeting,
January 12, 2015, at Longmont Senior Center

Board Members (start of meeting):

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

Trio Property Management

Allan Orendorff - Manager 6/12

Board Members (after item II — see below):

John Dollar President 8/14
Bonnie Prushnok Vice President 8/13
Rick Marsh Secretary 1/15
Jeff Schwander Treasurer 8/14
Rita Gee Director 8/12
Gina Underwood Director 8/13

- I. **Call to Order:** Rita Gee, former President of the Board of Directors, called the meeting to order at 6:05 p.m. All other Board members were in attendance: John Dollar, Bonnie Prushnok, Jeff Schwander, Gina Underwood, Sue Wintersteen and Allan Orendorff of Trio Property Management. In addition, Rick Marsh was in attendance.
- II. **Board Changes and Election of New Officers:** Sue Wintersteen resigned from the Board. Rick Marsh was appointed to replace her by unanimous consent of the remaining Board members. John Dollar resigned as Secretary and was elected President. Jeff Schwander resigned as Vice President and was elected Treasurer. Bonnie Prushnok was elected Vice President. Rick Marsh was elected Secretary. All votes were unanimous.
- III. **Approval of Minutes:** Minutes of the December 8, 2014, board meeting were approved by all Board members. Gina moved for the approval; Bonnie seconded.
- IV. **Barn Report:** There were no changes. Please contact Barn Manager Joe Busacca (Unit 948) at 303-776-0168 to get on the waitlists. We will also begin posting barn waitlists in the Barn tab of the Reynold Farm HOA website (www.reynoldsfarmhoa.com).
- V. **Manager's Report:** Allan of Trio Property Management submitted the report.
 - A. Receivables: Units 917 and 946 were assessed late fees this month. All other accounts are up-to-date.
 - B. Financials: We continue to run under budget (89.8% to budget or \$7,500 under budget). Since we are no longer paying monthly landscape fees during the off-season, our operating account will continue to grow until our higher-expense summer months.

- C. Barn: Adaptive Software Concepts will add waiting list status on the Barn tab of the HOA website.
- D. Irrigation system: Off for the season.
- E. Landscape: Al has advised Turf Paradise that they have the contract for 2015 and forwarded a copy of the contract.
- F. Gutters: With the thaw/freeze cycles, some overflow of gutters is to be expected. The only remedy is to install downspout heaters.
- G. Tree trimming: 3D Tree trimmed the crabapple trees.
- H. Repairs: Vince's \$3,273 quote for replacement of the 975 deck was approved.
- I. ACC requests: 961 garage door replacement was approved.
- J. Bank fees: Al informed the Board that Great Western was adding statement fees to our two accounts with them: the operating account and the barn account. He suggested that we change to 1st Bank, where he had negotiated no-fee accounts. The Board approved this suggestion. We hope to do all necessary paperwork this week. Signatories for all bank accounts include:
 - John Dollar
 - Rita Gee
 - Jeff Schwander
 - Gina UnderwoodSue Wintersteen is no longer an authorized signatory on any account and should be removed as such.

VI. **Old Business**

- A. Violations: 951 continues to park in guest parking, despite communications not to do so. Al will send a violations letter to the off-site owner of the unit.

VII. **New Business**

- A. Homeowners comments: Bonnie said her tree had not been trimmed to the agreed degree, and John said crabapple tree branches still hit him in the head if he walked on the sidewalk. Al will contact 3D Tree to correct these problems.
- B. Transition from Rita to the new President: John and Rita will meet to update John on all current issues related to the President's responsibilities.
- C. CCR information meeting: We discussed the meeting that would immediately follow the Board meeting. The Board agreed that Rita should facilitate the meeting.

- VIII. **Adjournment:** The meeting adjourned at 6:45 p.m. The next Board meeting will be at 6:30 p.m. on February 9, 2015, in Unit 930.