

Reynolds Farm Condominium Association, Inc.
Minutes recorded for the Monthly Board of Directors Meeting,
March 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. Rita Gee joined the meeting via telephone.

- 1) **Call to Order:** The meeting was called to order at 6:35 PM by John Dollar;
- 2) **Approval of Minutes:** Minutes for the February board meeting were reviewed, and approved with Bonnie making the motion to accept the minutes as written, and Jeff 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 delinquent dues were paid in full March 9th (today). 942 will be paid up by mid-month (March).
 - b) Financials: As in previous months, the HOA continues to run under the budgeted expenses by \$ 12,060.00 (approximately 87% to budget) through February 28th, 2015. This is primarily due to reduced water consumption and landscaping expenses.
 - c) Irrigation System: Still off for the season.
 - d) Landscaping: 959 contacted Al asking about why snow removal had not been done following the latest snow storm in late February. Al forwarded the e-mails to the board for a response. John was to follow-up with an e-mail to 959 homeowner.
 - e) Violation Notices: Al spoke with the homeowner at 951 regarding a number of complaints about parking violations and the possibility that the homeowner is sub-letting a portion of 951 (a direct violation of the CCR's). A formal letter was sent addressing the issues and requesting compliance with the HOA's CCR's and Rules and Regulations.
 - f) Repairs: The steps on unit Unit 946 were replaced; and the rear deck at 975 was replaced.
- 5) **Old Business:**
 - a) Rental Cap Survey: John will be sending out the rental cap questions to the homeowners via Survey Monkey. The survey will provide feedback as to the number of rental units desired by all homeowners in the Reynolds Farm neighborhood.
 - b) NGLA Grant Rankings: We should know in April whether Reynolds Farm will be approved for a \$ 6,000.00 NGLA grant.
- 6) **New Business:**
 - a) Homeowners comments: Snow removal issues were discussed (see "Landscaping Report" above) It was decided that depending on the time of year, and the impending forecast, that a 4" snowfall should warrant hiring the removal.
 - b) HOA training: A training session for any HOA board members will be provided on March 12th.
 - c) Board Members Action items:

- 2016 Budget: John Dollar
- Final CCR revision, update of By-laws, rules and regs: Rita Gee to spearhead, with input from all the board members;
- Reserve Study and major improvements-concrete, roofs and siding-Rick Marsh;
- New Landscaping and water audit-Bonnie Prushnok;
- Website-President's page-John Dollar
- Security Cameras-Jeff to contact Joe in order to troubleshoot;

d) ACC Requests: There were no new requests forwarded to the board from the Architectural Change Committee.

7) Adjournment: The meeting was adjourned at 8:15. Next meeting will be April 13th. Location of the next meeting to be determined.