

Reynolds Farm Condominium Association
Minutes recorded for the Monthly Board of Directors Meeting,
August 3, 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, Rita Gee-Director, Gina Underwood-Director and Sue Wintersteen-homeowner.

- 1) **Call to Order:** The meeting was called to order by John at 6:34 PM;
- 2) **Approval of Minutes:** Minutes for the July board meeting were reviewed, and approved by Rita making the motion to accept the minutes as written, and John seconding the motion, with the board passing the motion unanimously;
- 3) **Manager's Report:** Al Orendorff with Trio Property Management submitted the report-
 - a) Receivables: All units including #942 are current for now on Monthly fees/dues.
 - b) Financials: The financials were complete for the 2014-2015 fiscal year ending in June. The year was completed approximately \$ 15,000.00 under budgeted expenses. Reserves now stand at \$ 147,729.21.
 - c) Barn: There were no changes in occupancy. Please contact Joe Busacca (Unit 948) at 303-776-0168 to get on the waiting list.
 - d) Irrigation System: The irrigation system still needs some tweaking to adjust for some of the brown spots around the property. Trio Property Management and several board members are having a hard time getting any landscape and irrigation companies to provide solid bids for the sprinkler work necessary for meeting the Reynolds Farm obligation regarding the NGLA grant proposal. A number of companies declined to bid due to their workload and the late start that many of the companies are dealing with. If enough qualified bidders cannot provide bids, then the HOA will need to forfeit the NGLA grant that Rita worked so many hours to obtain.
NGLA will have a new sprinkler grant that needs to be applied for this year for possible acceptance and distribution by NGLA in 2016.
 - e) Infrastructure Improvements: Topping the list as outlined by the Reserve Study is roofs, siding, concrete repairs and roadway work.
 - f) Tree issues: 3D Tree Trimming was provided a list of trees needing trimming around the neighborhood.
 - g) Reserve Study: A finalized Reserve Study report was received and forwarded to all Board members for review, taking in to account the amount in the HOA Reserves budget and a closer review of the roof replacement costs.
- 4) **Old Business:**
 - a) Annual Meeting: The social gathering schedule for August 10th will be at 5:30 in the Longmont Senior Center, with pizza and salad on the menu. The Annual meeting will begin at 6:00.
 - b) Process for Prioritizing Infrastructure Repairs: The board is in the process of prioritizing infrastructure repairs and work based on most important to least

important, and fitting with-in any budgeting criteria...roofs, siding, road repair, concrete, etc.

- c) CCR's final revisions were made and mailed to all homeowners 15 days prior to the annual meeting. The ratification process of the CCR's will be discussed at the meeting.
- d) Security Cameras: Jeff will work with Joe to find another location for the security camera server and coordinate getting the camera's operating and recording properly.

5) New Business:

- a) Reserve funds: Review the reserve funds and infrastructure expenses fact sheet to be presented at the annual meeting. This discussion will incorporate our fiduciary responsibilities as the elected Reynolds Farm HOA board to address the HOA's financial challenge.
- b) NGLA Report: No NGLA meeting in August.
- c) ACC Requests: Requests from 953 for upstairs windows, 954 for an upstairs "fixed pane" window, and 915 for a Radon vent/exhaust. These were all approved by the Reynolds Farm Architectural Change Committee (ACC).
- d) Homeowners Comments: None

6) Community Input: None

- 7) Adjournment:** The meeting was adjourned at 8:17. The next meeting will be Monday, September 14th at 6:30 PM at John Dollar's home (Unit # 930).