

Reynolds Farm Condominium Association
Minutes recorded for the Monthly Board of Directors Meeting,
November 9, 2015 at 930 Reynolds Farm Lane

In attendance: John Dollar-President, Bonnie Prushnok-Vice President, Rick Marsh-Secretary, Jeff Schwander-Treasurer. Gina Underwood-Director was unable to attend. Al Orendorff of Trio Property Management was also unable to attend due to a previously scheduled trip outside the country.

- 1) **Call to Order:** The meeting was called to order by John Dollar at 6:30 PM;
- 2) **Approval of Minutes:** Minutes for the October '15, board meeting were reviewed, and approved by John making the motion to accept the minutes as written, and Jeff seconding the motion, with the board passing the motion unanimously.
- 3) **Old Business:**
 - a) Rules and Regs, Bylaws: Need to verify with Al that Molly is working on this, so that we can complete everything that was part of the CCR Revision process.
 - b) Financial strategy and reserve priorities: Tabled until December board meeting.
 - c) Irrigation System Grant Status: Longs Peak Irrigation is continuing to complete this first phase of the sprinkler system upgrade, and trying to do so knowing that a portion of the sprinkler system had already been drained and shut off.
 - d) NGLA Grant Application: Bonnie provided an update on the application for will be applying for a \$ 6,000.00 grant for a "Respite Garden" to be constructed at the south end of the neighborhood. This will require approximately 70 hours of neighborhood volunteer work as part of the grant. Future NGLA Grant plans will be to apply for another irrigation grant once we have definitive and quantitative water usage track record for this past Phase I grant.
 - e) Roofing Consultation: Further discussion on this will be tabled until the December meeting.
 - f) Concrete driveway Repairs: We did not receive any pricing for mud-jacking or foam-fill on the driveways prior to Al's vacation, so it will be followed-up on in December.
 - g) Other: Security cameras -Jeff said he would coordinate with Joe and Crystal to find another location for the security camera(s), and attempt to get them operational.
- 4) **New Business:**
 - a) FHA Certification: Board to review the Pros and Cons and application costs at the December's meeting.
 - b) Leaf and Gutter Clean-up: Leaves are hanging on a little longer this fall. Turf Paradise has done an initial leaf clean-up, but will need to do a second, if not a 3rd clean-up. With Vince rehabbing still, we shouldn't plan on him doing any gutter cleaning. We will have Al look into it when he returns from his trip.
 - c) Landscaping contract with Turf Paradise: Will review this in December.
 - d) ACC Requests: There were no new requests from homeowners.
 - e) Homeowners Comments: None
- 5) **Community Input:** None

6) Adjournment: The meeting was adjourned at 7:43 PM. The next meeting will be Monday, December, 14th at 6:30 PM at John Dollar's home (Unit # 930).