

Reynolds Farm Condominium Association
Minutes recorded for the Monthly Board of Directors Meeting,
October 12, 2015 at 930 Reynolds Farm Lane

In attendance: Al Orendorff- Trio Property Management, John Dollar-President, Bonnie Prushnok-Vice President, Rick Marsh-Secretary, Jeff Schwander-Treasurer and Gina Underwood-Director was unable to attend. Guests included Sue Wintersteen-homeowner and Anne Lutz with Next Light from the City of Longmont.

- 1) **Call to Order:** The meeting was called to order by John Dollar at 6:32 PM;
- 2) **Approval of Minutes:** Minutes for the September board meeting were reviewed, and approved by Bonnie 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: Pretty good shape, however there are some dues that have been underpaid due to the change in the dues and homeowner's "auto-pay" that have yet to adjust their monthly fee debit to account for the new fee increase. These homeowners have been notified.
 - b) Financials: The tax return has been filed, and the RFL files will be handed over to the board with a CD of all the files. Currently, the HOA is running at 70% of projected expenses YTD, or \$ 4,049.00 under budget. This figure does not reflect the cost of the road paving & sealing work, or the barn door replacement. Since no funds were allocated in the budget for this work, we will start to show we are over budget going forward for the balance of the fiscal year. Changes and movement in the barn requires that we transfer \$ 225.00 from the operating account to the barn account to properly cover security deposit refunds. Barb Coppin has yet to cash the barn refund check that was sent last month.
 - c) Barn: The barn door has now been replaced with a motor operator, the controls of which sit to the north side of the door, so that no one is below the door when it is opened. Total cost for the door, emergency service, motor and labor was \$2,500.00. There were no changes in occupancy in the barn. Please contact Joe Busacca (Unit 948) at 303-776-0168 to get on the waiting list.
 - d) Irrigation System: There was a valve with a slow leak behind 973, and the eventual shutting off of the sprinkler system will delay having to repair it for this year.
 - e) Tree Trimming: 3D Tree Trimming completed trimming as per instructions from the board. The pine behind 959 was trimmed and not removed.
 - f) Buildings in General: Still open-many units have water behind the siding, which has resulted in swelling of the wood. This was first noticed on Unit 985. There are other units in the neighborhood that are experiencing similar damage. Once Vince is back working, he will continue to inventory any necessary repairs that he notices.
 - g) Roofing: This is an ongoing process. Rick will discuss with Conrad Kawulok some of the options he presented to Al and John, to better understand his proposal.
 - h) Roads: The patching and seal-coating in the neighborhood was successful, and we were able to accomplish it prior to the cold weather moving in. We will need to

budget approximately the same amount of money for next year to patch more areas on the roadway. These future annual expenditures will help delay an extremely expensive road replacement.

- i) Violation notices: Need to send letters to homeowners with oil-stained driveways (937 & 951) to request they be cleaned.
- j) Repairs: Other than the barn door work that was accomplished, there were no other repairs around the neighborhood.

4) Old Business:

- a) Nextlight: Anne Lutz with NextLight provided information regarding the high speed internet access that will be available in our neighborhood in the 1st Quarter of 2016, if everything remains on schedule. NextLight is the fastest Internet service in the U.S. Go to: LPC@longmontcolorado.gov in order to sign up and be on the waiting list for this “once in a lifetime” offer.
- b) Financial strategy and reserve priorities: The board is continuing 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. Rick will research the proposal made by Conrad Kawulok for more detailed information for prioritizing which roofs get replaced first, etc.
- c) Irrigation System Grant Status: Longs Peak Irrigation was chosen to complete this first phase of the sprinkler system upgrade. This portion needs to be completed by the end of November this year.
- d) New Grant Application: Bonnie will be applying for a \$ 6,000.00 grant for a “Respite Garden” to be constructed at the south end of the neighborhood. Future 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) Working committees: Nothing new on this from Rick with regards to an “Infrastructure Committee” and a “Landscaping Committee”. The Architectural Change Committee already exists.
- f) Other:

5) New Business:

- a) Concrete Repair: Al to provide approximate cost differences to the board for mud jacking and “foam fill” so that we can prioritize the driveways and walks that need repair. John and Rick have both made lists and will consolidate those lists.
- b) FHA Certification Plans: A decision was made to table any FHA discussions until next month.
- c) NGLA Report: There is a meeting scheduled for October 15, 2015 on security.
- d) ACC Requests: Request from 935 to remove the swamp cooler, and add a heat pump. All was approved.
- e) Homeowners Comments: None

6) Community Input: None

- 7) Adjournment:** The meeting was adjourned at 8:34. The next meeting will be Monday, November 9th at 6:30 PM at John Dollar’s home (Unit # 930).