

Reynolds Farm Condominium Association
Minutes recorded for the Monthly Board of Directors Meeting,
September 14, 2015 at 930 Reynolds Farm Lane

In attendance: Al Orendorff- Trio Property Management, John Dollar-President, Bonnie Prushnok-Vice President, Rick Marsh-Secretary, Gina Underwood-Director. Jeff Schwander-Treasurer was unable to attend. Rita Gee-homeowner, and Sue Wintersteen-homeowner were also in attendance.

- 1) **Call to Order:** The meeting was called to order by John Dollar at 6:43 PM;
- 2) **Approval of Minutes:** Minutes for the August board meeting were reviewed, and approved by Rick 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 were some "auto-pay" homeowners that have yet to adjust their monthly fee debit to account for the new fee increase. We will work with them to get them back into alignment. Had one NSF check, and the homeowner has been re-invoiced for that.
 - b) Financials: The tax return has been prepared and ready for a signature. Currently, the HOA is running at 84%.7% of projected expenses YTD, or \$ 3,491 under budget.
 - c) Reserve Study: All homeowners have the reserve study, and it has been published on our website in 3 locations in an effort to make it easier to find.
 - d) Barn: There were no changes in occupancy. Please contact Joe Busacca (Unit 948) at 303-776-0168 to get on the waiting list.
 - e) Irrigation System: The area by 948 (Joe's garage) continues to be difficult as there were more leaks last week. Sue reported the issue and did some preliminary excavation to determine the source. Appears to be another cracked line. Turf Paradise completed the repair.
 - f) Tree Trimming: 3D Tree Trimming will be on the property to trim the pine behind 959, and complete a list that was provided by the board of the trees needing trimming around the neighborhood.
 - g) 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.
 - h) Roofing: Al verified with the City of Longmont regarding the laying of a second layer of roofing over an old layer. This practice is no longer allowed by the City of Longmont on our type of buildings. Without a solid base, the new shingles become more susceptible to hail damage due to the soft layer underneath.
 - i) Roads: A bid for patching the road and sealing the asphalt for \$ 7,015.00 was provided by Denver Asphalt. A motion was made by Bonnie, and seconded by John to accept the proposal, and get a date on the calendar. Rick will mark the areas that need to be patched, and get back with Denver Asphalt and Al.
Re-sealing the asphalt is something that needs to be accomplished soon, since it is imperative the nighttime temperature not drop below 50 degrees f.

- j) Violation notices: none
- k) Repairs: Unit 935 had the fence repaired after the bees were removed. Unit 950 had a fence post replaced.

4) Old Business:

- a) Homeowner CCR Consent form status and strategy: The HOA has gathered 24 CCR approvals to date. The HOA needs 38 CCR approvals in order to ratify the covenants. This may require some one-on-one visits to garner more approvals.
- 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 try to locate a roof consultant to provide a consultative review and strategy on the roof replacement plans.
- c) Irrigation System Grant Status: The HOA now has 3 bids for the irrigation grant, and will meet to make a decision on which bid will best fit the HOA's needs. There will be a meeting at Bonnie's on 9/16/15 at 6:30 PM to discuss any questions. Rick and John offered to attend.
- d) Other: Kathleen LeBlanc (Kate), the potential buyer for Unit 935 wanted to know that she would be allowed to rent the home, if she closes on the property by September 18, 2015, prior to the adoption of the CCR's. The Board assured her that if she closes prior to the CCR adoption, she falls under the existing CCR's. John will send an e-mail to Kate confirming the discussion.

5) New Business:

- a) Concrete Repair: John and Rick both walked the neighborhood to assess specific driveways for repairs. They will consolidate their lists, and then have appropriate bids from contractors that will either utilize mud-jacking or foam to raise any slabs that appear to require raising.
- b) FHA Certification Plans: A decision was made to table any FHA discussions until next month.
- c) New NIP Grant: The phase II-Irrigation project application is due September 23rd. Since we have completed Phase I of the irrigation up-grade, we will not have definitive and quantitative information to include with the Phase II application. Although an important grant, the board felt it was suitable to not apply for this.
- d) NGLA Report: The monthly meeting is scheduled for September 17, 2015.
- e) ACC Requests: Request from 987 to move their front access gate away from the garage, and install an arbor over the entrance; 932 is replacing their front door; and 971 requested permission to install a split system AC unit for the home. These were all approved by the Reynolds Farm Architectural Change Committee (ACC), and approved by John Dollar.
- f) Working committees: Rick suggested the board look at some working committees that would help with some of the tasks facing the board. We already have an ACC Committee, but in addition it might make sense to have a Landscaping, Infrastructure, and Special Projects Committees. Rita had mentioned an "Update"

Committee. Rick was to provide an outline for each committee's scope, as an intro to a work in progress.

g) Homeowners Comments: None

6) **Community Input:** None

7) **Adjournment:** The meeting was adjourned at 8:30. The next meeting will be Monday, October 12th at 6:30 PM at John Dollar's home (Unit # 930).